

# **SECTION 3: DEMOGRAPHIC TRENDS AND CHARACTERISTICS**

**Table 3-1**  
**Households and Household Size**  
**Trends and Projections; 1990 - 2017**

	West End Neighborhoods	Downtown, East & South Urban Neighborhoods	Jefferson County Suburbs	Jefferson County
<b>HOUSEHOLDS</b>				
2017 Projection	22,104	83,878	215,608	321,569
2012 Estimate	21,687	81,678	207,787	311,131
2010 Census	21,759	81,533	205,903	309,175
2000 Census	22,998	83,445	181,565	287,012
1990 Census [1]	24,072	83,152	158,013	264,138
<b>HOUSEHOLDS, GROWTH RATE [2]</b>				
1990 - 2017	-8.2%	0.9%	36.4%	21.7%
1990 - 2010	-9.6%	-2.3%	13.4%	7.7%
2012 - 2017	1.9%	2.7%	3.8%	3.4%
2010 - 2012	-0.3%	0.2%	0.9%	0.6%
2000 - 2010	-5.4%	-2.3%	13.4%	7.7%
1990 - 2000	-4.5%	0.4%	14.9%	8.7%
<b>HOUSEHOLDS, ANNUAL GROWTH RATE [2]</b>				
1990 - 2017	-0.3%	0.0%	1.3%	0.8%
<b>HOUSEHOLD SIZE</b>				
2017 Projection	2.52	2.08	2.44	2.35
2012 Estimate	2.52	2.08	2.44	2.35
2010 Census	2.52	2.08	2.44	2.35
2000 Census	2.63	2.09	2.47	2.37
1990 Census [1]	2.74	2.17	2.6	2.48
<b>HOUSEHOLD SIZE, GROWTH RATE [2]</b>				
1990 - 2017	-8.0%	-4.1%	-6.2%	-5.2%
1990 - 2010	-8.0%	-4.1%	-6.2%	-5.2%
2012 - 2017	0.0%	0.0%	0.0%	0.0%
2010 - 2012	0.0%	0.0%	0.0%	0.0%
2000 - 2010	-4.2%	-0.5%	-1.2%	-0.8%
1990 - 2000	-4.0%	-3.7%	-5.0%	-4.4%
<b>HOUSEHOLD SIZE, ANNUAL GROWTH RATE [2]</b>				
1990 - 2017	-0.3%	-0.2%	-0.2%	-0.2%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc.

[1] 1990 Census data converted to 2000 Census geographies.

[2] Growth rates uses U.S. Census data, estimates and projections.

**Table 3-2**  
**Race Distribution Trends and Projections, 1990 - 2017**  
**West End Neighborhoods**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	100%	100%	100%	100%	100%
White	22.8%	19.3%	16.8%	16.4%	15.7%
Black	75.5%	78.7%	80.3%	80.5%	80.9%
American Indian/Alaska Native	0.2%	0.2%	0.3%	0.3%	0.3%
Asian or Pacific Islander	0.1%	0.1%	0.1%	0.1%	0.1%
Some Other Race	0.1%	0.4%	0.3%	0.3%	0.3%
Two or More Races	1.3%	1.3%	1.2%	2.4%	1.6%
Hispanic Only	N/A	N/A	1.0%	1.0%	1.2%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-4**  
**Race Distribution Trends and Projections, 1990 - 2017**  
**Jefferson County Suburbs**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	100%	100%	100%	100%	100%
White	89.2%	85.3%	77.0%	75.9%	76.1%
Black	8.5%	10.5%	10.7%	11.6%	9.6%
American Indian/Alaska Native	0.1%	0.2%	0.2%	0.2%	0.2%
Asian or Pacific Islander	0.8%	1.7%	2.6%	2.6%	2.8%
Some Other Race	0.2%	0.8%	2.1%	2.2%	2.6%
Two or More Races	1.1%	1.4%	2.2%	2.3%	2.6%
Hispanic Only	N/A	N/A	5.3%	5.5%	6.5%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-3**  
**Race Distribution Trends and Projections, 1990 - 2017**  
**Downtown, East & South Urban Neighborhoods**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	100%	100%	100%	100%	100%
White	83.0%	76.8%	71.1%	71.0%	70.4%
Black	14.9%	19.8%	22.5%	21.5%	21.6%
American Indian/Alaska Native	0.2%	0.2%	0.3%	0.3%	0.2%
Asian or Pacific Islander	0.7%	1.1%	1.7%	1.6%	1.7%
Some Other Race	0.2%	0.6%	0.1%	0.1%	0.3%
Two or More Races	1.0%	1.4%	1.3%	2.4%	2.7%
Hispanic Only	N/A	N/A	2.8%	2.9%	3.4%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-5**  
**Race Distribution Trends and Projections, 1990 - 2017**  
**Jefferson County**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	100%	100%	100%	100%	100%
White	80.9%	77.4%	70.7%	70.6%	68.9%
Black	16.9%	18.9%	18.8%	18.7%	18.7%
American Indian/Alaska Native	0.2%	0.2%	0.2%	0.2%	0.2%
Asian or Pacific Islander	0.7%	1.4%	2.2%	2.2%	2.3%
Some Other Race	0.2%	0.7%	1.7%	1.8%	2.1%
Two or More Races	1.1%	1.4%	2.2%	2.3%	2.6%
Hispanic Only	N/A	N/A	4.4%	4.6%	5.4%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-6**  
**Population by Age; 1990 - 2017**  
**West End Neighborhoods**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	66,541	61,136	55,710	55,545	56,472
Preschool (0-4)	7.9%	7.8%	8.3%	8.3%	8.3%
School Age (5-19)	25.6%	26.7%	24.1%	23.5%	23.2%
College (20-24)	6.3%	6.1%	6.5%	6.7%	6.1%
Early Workforce (25-34)	15.4%	11.8%	12.1%	12.3%	12.3%
Family Years (35-44)	12.8%	15.3%	11.4%	11.1%	10.9%
Empty Nesters (45-64)	18.4%	19.7%	26.3%	26.4%	25.8%
Seniors (65-74)	8.2%	7.0%	6.0%	6.4%	7.7%
Elderly (75+)	5.4%	5.4%	5.3%	5.4%	5.6%
Median Age	31.8	32.8	34.2	34.4	35.0

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-8**  
**Population by Age; 1990 - 2017**  
**Jefferson County Suburbs**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	413,970	452,579	506,485	511,586	530,143
Preschool (0-4)	7.0%	6.9%	6.6%	6.6%	6.6%
School Age (5-19)	21.2%	20.2%	19.6%	19.1%	18.8%
College (20-24)	6.8%	5.9%	5.9%	6.0%	5.5%
Early Workforce (25-34)	17.4%	14.0%	13.5%	13.8%	13.8%
Family Years (35-44)	16.1%	16.6%	13.4%	13.0%	12.7%
Empty Nesters (45-64)	20.4%	23.6%	27.3%	27.4%	26.8%
Seniors (65-74)	7.0%	7.2%	7.2%	7.6%	9.1%
Elderly (75+)	4.2%	5.6%	6.4%	6.5%	6.7%
Median Age	33.7	36.8	38.2	38.5	38.9

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-7**  
**Population by Age; 1990 - 2017**  
**Downtown, East & South Urban Neighborhoods**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	187,204	182,241	178,949	179,531	184,063
Preschool (0-4)	6.1%	5.9%	5.9%	5.8%	5.8%
School Age (5-19)	17.2%	17.6%	16.4%	16.0%	15.7%
College (20-24)	7.1%	7.5%	8.5%	8.6%	8.0%
Early Workforce (25-34)	18.1%	15.2%	16.2%	16.4%	16.5%
Family Years (35-44)	14.9%	15.9%	12.1%	11.8%	11.5%
Empty Nesters (45-64)	8.9%	14.1%	14.7%	14.3%	13.2%
Seniors (65-74)	9.6%	7.3%	6.4%	6.8%	8.1%
Elderly (75+)	8.8%	8.4%	7.0%	7.0%	7.3%
Median Age	35.9	37.4	37.5	37.7	38.1

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-9**  
**Population by Age; 1990 - 2017**  
**Jefferson County**

	Trends			Estimated	Projected
	1990 [1]	2000	2010	2012	2017
Total	664,937	693,604	741,096	746,614	770,630
Preschool (0-4)	6.8%	6.7%	6.6%	6.5%	6.5%
School Age (5-19)	20.5%	20.1%	19.2%	18.7%	18.4%
College (20-24)	6.8%	6.3%	6.6%	6.7%	6.1%
Early Workforce (25-34)	17.4%	14.1%	14.1%	14.3%	14.3%
Family Years (35-44)	15.4%	16.3%	12.9%	12.6%	12.3%
Empty Nesters (45-64)	19.6%	22.8%	27.3%	27.3%	26.8%
Seniors (65-74)	7.8%	7.2%	6.9%	7.3%	8.8%
Elderly (75+)	5.6%	6.3%	6.5%	6.5%	6.8%
Median Age	34.1	36.7	37.7	38.0	38.5

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-10**  
**Household Income Trends and Projections; 1990 - 2017**  
**West End Neighborhoods**

	Trends		Estimated		Projected
	1990 [1]	2000	2010	2012	2017
Total Households	23,925	23,045	22,790	21,687	22,004
Under \$24,999	71%	57%	47%	55%	52%
\$25,000 - \$49,999	22%	27%	26%	27%	26%
\$50,000 - \$99,999	6%	13%	22%	13%	17%
\$100,000 - \$149,000	0%	2%	4%	3%	4%
\$150,000+	0%	1%	1%	1%	2%
Median Household Income	\$14,174	\$20,690	\$27,036	\$20,991	\$23,571
Average Household Income	\$19,584	\$30,219	\$38,115	\$31,992	\$35,965

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-12**  
**Household Income Trends and Projections; 1990 - 2017**  
**Jefferson County Suburbs**

	Trends		Estimated		Projected
	1990 [1]	2000	2010	2012	2017
Total Households	158,201	181,767	199,366	207,785	215,609
Under \$25,000	39%	25%	16%	22%	19%
\$25,000 - \$49,000	37%	31%	24%	28%	23%
\$50,000 - \$100,000	20%	32%	40%	32%	38%
\$100,000 - \$150,000	2%	8%	14%	12%	12%
\$150,000+	1%	4%	7%	6%	7%
Median Household Income	\$31,013	\$44,809	\$60,440	\$50,268	\$55,978
Average Household Income	\$38,197	\$57,614	\$74,917	\$65,142	\$72,226

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-11**  
**Household Income Trends and Projections; 1990 - 2017**  
**Downtown, East & South Urban Neighborhoods**

	Trends		Estimated		Projected
	1990 [1]	2000	2010	2012	2017
Total Households	82,833	83,348	83,035	81,677	83,877
Under \$25,000	52%	38%	29%	35%	32%
\$25,000 - \$49,000	30%	29%	27%	27%	24%
\$50,000 - \$100,000	14%	23%	31%	23%	28%
\$100,000 - \$150,000	2%	6%	9%	9%	10%
\$150,000+	2%	4%	5%	6%	6%
Median Household Income	\$23,575	\$33,395	\$42,568	\$36,488	\$42,664
Average Household Income	\$33,513	\$50,183	\$58,987	\$54,486	\$61,390

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-13**  
**Household Income Trends and Projections; 1990 - 2017**  
**Jefferson County**

	Trends		Estimated		Projected
	1990 [1]	2000	2010	2012	2017
Total Households	263,850	287,135	304,240	311,131	321,569
Under \$25,000	46%	31%	22%	28%	24%
\$25,000 - \$49,000	34%	30%	25%	27%	23%
\$50,000 - \$100,000	17%	28%	36%	28%	34%
\$100,000 - \$150,000	2%	7%	12%	10%	11%
\$150,000+	1%	4%	6%	6%	7%
Median Household Income	\$27,092	\$39,448	\$53,341	\$43,723	\$51,597
Average Household Income	\$35,079	\$53,308	\$67,861	\$60,035	\$66,907

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 Census geographies

**Table 3-14**
**Households by Poverty Status and Household Type; 1990-2000  
West End Neighborhoods**

	1990 [1]	2000
Households Below Poverty Level	8,393	7,593
Percent of Total	35.1%	33.0%
Married-couple Family	5.0%	3.1%
Other Family - Male Householder, No Wife	1.2%	1.8%
Other Family - Female Householder, No Husband	15.4%	15.7%
Nonfamily Households	13.0%	12.4%
Households At/Above Poverty Level	15,533	15,450
Percent of Total	64.9%	67.0%
Total Households	23,926	23,043

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

**Table 3-16**
**Households by Poverty Status and Household Type; 1990-2000  
Jefferson County Suburbs**

	1990 [1]	2000
Households Below Poverty Level	14,443	14,400
Percent of Total	9.1%	7.9%
Married-couple Family	2.0%	1.3%
Other Family - Male Householder, No Wife	0.3%	0.4%
Other Family - Female Householder, No Husband	3.2%	2.5%
Nonfamily Households	3.7%	3.7%
Households At/Above Poverty Level	143,758	167,365
Percent of Total	90.9%	92.1%
Total Households	158,201	181,765

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

**Table 3-15**
**Households by Poverty Status and Household Type; 1990-2000  
Downtown, East & South Urban Neighborhoods**

	1990 [1]	2000
Households Below Poverty Level	14,470	13,154
Percent of Total	17.5%	15.8%
Married-couple Family	2.2%	1.6%
Other Family - Male Householder, No Wife	0.4%	0.5%
Other Family - Female Householder, No Husband	4.8%	4.2%
Nonfamily Households	10.1%	9.6%
Households At/Above Poverty Level	68,366	70,190
Percent of Total	82.5%	84.2%
Total Households	82,836	83,344

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

**Table 3-17**
**Households by Poverty Status and Household Type; 1990-2000  
Jefferson County**

	1990 [1]	2000
Households Below Poverty Level	37,016	34,999
Percent of Total	14.0%	12.2%
Married-couple Family	2.3%	1.5%
Other Family - Male Householder, No Wife	0.4%	0.5%
Other Family - Female Householder, No Husband	4.8%	4.0%
Nonfamily Households	6.6%	6.1%
Households At/Above Poverty Level	226,834	252,134
Percent of Total	86.0%	87.8%
Total Households	263,850	287,133

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

**Table 3-18**  
**Population 25+ by Educational Attainment; 1990-2010**  
**West End Neighborhoods**

	1990 [1]	2000	2010*
Total Population	40,313	36,138	36,288
Less than 9th Grade	17.1%	8.8%	6.9%
9th - 12th Grade, No Diploma	30.0%	26.5%	20.6%
High School Graduate	29.9%	33.6%	37.0%
Some College, No Degree	14.3%	19.8%	21.3%
Associate Degree	3.6%	4.6%	6.0%
Bachelor's Degree	3.1%	4.2%	5.0%
Master's/Professional/Doctorate Degree	2.0%	2.4%	3.2%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

\* Estimates

**Table 3-20**  
**Population 25+ by Educational Attainment; 1990-2010**  
**Jefferson County**

	1990 [1]	2000	2010*
Total Population	439,055	464,284	493,470
Less than 9th Grade	9.7%	5.4%	3.9%
9th - 12th Grade, No Diploma	16.2%	12.8%	9.2%
High School Graduate	30.3%	29.1%	29.7%
Some College, No Degree	19.3%	22.4%	22.1%
Associate Degree	5.2%	5.6%	6.9%
Bachelor's Degree	11.8%	15.2%	16.9%
Master's/Professional/Doctorate Degree	7.5%	9.6%	11.3%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

\* Estimates

**Table 3-19**  
**Population 25+ by Educational Attainment; 1990-2010**  
**Downtown, East & South Urban Neighborhoods**

	1990 [1]	2000	2010*
Total Population	130,189	125,983	124,623
Less than 9th Grade	10.8%	5.4%	4.4%
9th - 12th Grade, No Diploma	15.6%	12.3%	9.2%
High School Graduate	24.8%	24.7%	25.6%
Some College, No Degree	18.3%	21.1%	20.7%
Associate Degree	4.6%	4.6%	5.6%
Bachelor's Degree	14.9%	18.2%	19.5%
Master's/Professional/Doctorate Degree	11.0%	13.1%	15.1%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

\* Estimates

**Table 3-21**  
**Population 25+ by Educational Attainment; 1990-2010**  
**Jefferson County Suburbs**

	1990 [1]	2000	2010*
Total Population	270,262	303,733	334,036
Less than 9th Grade	8.1%	4.8%	3.4%
9th - 12th Grade, No Diploma	14.4%	11.3%	8.0%
High School Graduate	33.0%	30.4%	30.6%
Some College, No Degree	20.5%	23.2%	22.7%
Associate Degree	5.8%	6.1%	7.4%
Bachelor's Degree	11.6%	15.3%	17.2%
Master's/Professional/Doctorate Degree	6.7%	8.9%	10.8%

Source: U.S. Census Bureau, ESRI, and RKG Associates, Inc., 2013

[1] 1990 Census data converted to 2000 geographies

\* Estimates

Table 3-22

Employment & Establishment Trends, By Major Industry Classifications

County and State, 2001 - 2011

JEFFERSON COUNTY

NAICS	Description	Employment									Establishments								
		2001	2008	2011	2001 - 2008		2008 - 2011		2001 - 2011		2001	2008	2011	2001 - 2008		2008 - 2011		2001 - 2011	
					Change	% Change	Change	% Change	Change	% Change				Change	% Change	Change	% Change	Change	% Change
-----	Total	410,939	410,818	380,789	(121)	-0.03%	(30,029)	-7.31%	(30,150)	-7.3%	19,774	19,902	19,173	128	0.6%	(729)	-3.66%	(601)	-3.0%
11	Forestry, fishing, hunting, and agriculture support	223	42	36	(181)	-81.2%	(6)	-14.29%	(187)	-83.9%	15	9	5	(6)	-40.0%	(4)	-44.44%	(10)	-66.7%
21	Mining	193	171	116	(22)	-11.4%	(55)	-32.16%	(77)	-39.9%	11	8	6	(3)	-27.3%	(2)	-25.00%	(5)	-45.5%
22	Utilities	1,833	1,650	2,307	(183)	-10.0%	657	39.82%	474	25.9%	38	22	25	(16)	-42.1%	3	13.64%	(13)	-34.2%
23	Construction	22,283	20,210	15,185	(2,073)	-9.3%	(5,025)	-24.86%	(7,098)	-31.9%	1,847	1,673	1,406	(174)	-9.4%	(267)	-15.96%	(441)	-23.9%
31	Manufacturing	52,959	44,756	35,925	(8,203)	-15.5%	(8,831)	-19.73%	(17,034)	-32.2%	860	786	715	(74)	-8.6%	(71)	-9.03%	(145)	-16.9%
42	Wholesale trade	25,937	20,936	18,086	(5,001)	-19.3%	(2,850)	-13.61%	(7,851)	-30.3%	1,434	1,265	1,166	(169)	-11.8%	(99)	-7.83%	(268)	-18.7%
44	Retail trade	48,315	42,840	41,321	(5,475)	-11.3%	(1,519)	-3.55%	(6,994)	-14.5%	2,822	2,687	2,688	(135)	-4.8%	1	0.04%	(134)	-4.7%
48	Transportation & warehousing	26,652	33,172	30,924	6,520	24.5%	(2,248)	-6.78%	4,272	16.0%	427	542	522	115	26.9%	(20)	-3.69%	95	22.2%
51	Information	8,969	9,195	9,752	226	2.5%	557	6.06%	783	8.7%	366	356	359	(10)	-2.7%	3	0.84%	(7)	-1.9%
52	Finance & insurance	27,986	27,616	26,798	(370)	-1.3%	(818)	-2.96%	(1,188)	-4.2%	1,471	1,595	1,481	124	8.4%	(114)	-7.15%	10	0.7%
53	Real estate & rental & leasing	6,337	6,579	5,928	242	3.8%	(651)	-9.90%	(409)	-6.5%	864	962	874	98	11.3%	(88)	-9.15%	10	1.2%
54	Professional, scientific & technical services	18,851	22,257	21,270	3,406	18.1%	(987)	-4.43%	2,419	12.8%	2,052	2,300	2,199	248	12.1%	(101)	-4.39%	147	7.2%
55	Management of companies & enterprises	15,653	14,924	15,132	(729)	-4.7%	208	1.39%	(521)	-3.3%	204	265	230	61	29.9%	(35)	-13.21%	26	12.7%
56	Admin, support, waste mgt, remediation services	28,251	30,846	24,947	2,595	9.2%	(5,899)	-19.12%	(3,304)	-11.7%	1,128	1,164	1,135	36	3.2%	(29)	-2.49%	7	0.6%
61	Educational services	8,534	8,285	8,235	(249)	-2.9%	(50)	-0.60%	(299)	-3.5%	225	242	241	17	7.6%	(1)	-0.41%	16	7.1%
62	Health care and social assistance	53,884	61,288	61,575	7,404	13.7%	287	0.47%	7,691	14.3%	1,968	2,220	2,335	252	12.8%	115	5.18%	367	18.6%
71	Arts, entertainment & recreation	5,245	6,208	5,466	963	18.4%	(742)	-11.95%	221	4.2%	280	296	271	16	5.7%	(25)	-8.45%	(9)	-3.2%
72	Accommodation & food services	34,160	38,832	38,860	4,672	13.7%	28	0.07%	4,700	13.8%	1,437	1,557	1,669	120	8.4%	112	7.19%	232	16.1%
81	Other services (except public administration)	21,040	20,975	18,907	(65)	-0.3%	(2,068)	-9.86%	(2,133)	-10.1%	2,131	1,929	1,818	(202)	-9.5%	(111)	-5.75%	(313)	-14.7%
95	Auxiliaries (exc corporate, subsidiary & regional mgt)*	3,385	-	-	-	-	-	-	-	-	94	-	-	-	-	-	-	-	0.0%
99	Unclassified establishments	249	36	19	(213)	-85.5%	(17)	-47.22%	(230)	-92.4%	100	24	28	(76)	-76.0%	4	16.67%	(72)	-72.0%

STATE OF KENTUCKY

-----	Total	1,497,466	1,570,800	1,463,173	73,334	4.9%	(107,627)	-6.85%	(34,293)	-2.3%	89,501	92,587	89,770	3,086	3.4%	(2,817)	-3.04%	269	0.3%
11	Forestry, fishing, hunting, and agriculture support	2,219	1,854	1,711	(365)	-16.4%	(143)	-7.71%	(508)	-22.9%	328	278	216	(50)	-15.2%	(62)	-22.30%	(112)	-34.1%
21	Mining	18,361	22,359	21,816	3,998	21.8%	(543)	-2.43%	3,455	18.8%	643	681	607	38	5.9%	(74)	-10.87%	(36)	-5.6%
22	Utilities	9,106	7,958	8,274	(1,148)	-12.6%	316	3.97%	(832)	-9.1%	337	332	337	(5)	-1.5%	5	1.51%	-	0.0%
23	Construction	82,964	78,878	62,146	(4,086)	-4.9%	(16,732)	-21.21%	(20,818)	-25.1%	9,037	8,762	7,396	(275)	-3.0%	(1,366)	-15.59%	(1,641)	-18.2%
31	Manufacturing	279,836	247,611	205,978	(32,225)	-11.5%	(41,633)	-16.81%	(73,858)	-26.4%	4,210	4,107	3,748	(103)	-2.4%	(359)	-8.74%	(462)	-11.0%
42	Wholesale trade	73,595	74,882	67,615	1,287	1.7%	(7,267)	-9.70%	(5,980)	-8.1%	4,803	4,428	4,239	(375)	-7.8%	(189)	-4.27%	(564)	-11.7%
44	Retail trade	221,103	230,483	216,132	9,380	4.2%	(14,351)	-6.23%	(4,971)	-2.2%	16,852	16,024	15,390	(828)	-4.9%	(634)	-3.96%	(1,462)	-8.7%
48	Transportation & warehousing	66,627	85,853	83,628	19,226	28.9%	(2,225)	-2.59%	17,001	25.5%	2,990	3,074	2,959	84	2.8%	(115)	-3.74%	(31)	-1.0%
51	Information	30,838	33,861	31,880	3,023	9.8%	(1,981)	-5.85%	1,042	3.4%	1,525	1,558	1,507	33	2.2%	(51)	-3.27%	(18)	-1.2%
52	Finance & insurance	65,166	68,352	64,484	3,186	4.9%	(3,868)	-5.66%	(682)	-1.0%	5,616	6,638	6,303	1,022	18.2%	(335)	-5.05%	687	12.2%
53	Real estate & rental & leasing	18,397	19,668	17,316	1,271	6.9%	(2,352)	-11.96%	(1,081)	-5.9%	3,288	3,815	3,423	527	16.0%	(392)	-10.28%	135	4.1%
54	Professional, scientific & technical services	56,400	65,732	63,721	9,332	16.5%	(2,011)	-3.06%	7,321	13.0%	7,271	8,184	8,113	913	12.6%	(71)	-0.87%	842	11.6%
55	Management of companies & enterprises	26,986	26,820	27,317	(166)	-0.6%	497	1.85%	331	1.2%	564	680	620	116	20.6%	(60)	-8.82%	56	9.9%
56	Admin, support, waste mgt, remediation services	74,841	97,277	84,763	22,436	30.0%	(12,514)	-12.86%	9,922	13.3%	3,702	4,039	3,979	337	9.1%	(60)	-1.49%	277	7.5%
61	Educational services	25,850	26,551	28,291	701	2.7%	1,740	6.55%	2,441	9.4%	793	881	879	88	11.1%	(2)	-0.23%	86	10.8%
62	Health care and social assistance	212,423	239,448	243,151	27,025	12.7%	3,703	1.55%	30,728	14.5%	8,965	10,680	11,030	1,715	19.1%	350	3.28%	2,065	23.0%
71	Arts, entertainment & recreation	15,290	18,391	16,880	3,101	20.3%	(1,511)	-8.22%	1,590	10.4%	1,230	1,338	1,245	108	8.8%	(93)	-6.95%	15	1.2%
72	Accommodation & food services	137,195	156,668	153,236	19,473	14.2%	(3,432)	-2.19%	16,041	11.7%	6,609	7,366	7,578	757	11.5%	212	2.88%	969	14.7%
81	Other services (except public administration)	66,653	68,004	64,218	1,351	2.0%	(3,786)	-5.57%	(2,435)	-3.7%	9,836	9,617	9,600	(219)	-2.2%	(17)	-0.18%	(236)	-2.4%
95	Auxiliaries (exc corporate, subsidiary & regional mgt)*	12,713	-	-	-	-	-	-	-	-	258	-	-	-	-	-	-	-	-
99	Unclassified establishments	903	150	616	(753)	-83.4%	466	310.67%	(287)	-31.8%	644	105	601	(539)	-83.7%	496	472.38%	(43)	-6.7%

Source: US Census Bureau and RKG Associates, Inc., 2013

\*NAICS 95 Code eliminated after 2001 and incorporated into other code classifications.



# **SECTION 4: HOUSING CHARACTERISTICS AND CONDITIONS**

**Table 4-1**  
**Housing Inventory**  
**West End Neighborhoods**

				Assessed Value			Average Values						
	Parcel								Land	Bldg.			**Poor
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Value/Parcel	Val/Parcel	AV/ Parcel	FAR	Condition
PRE-2001													
Single Family	17,777	2,133.61	21,507,659	\$142,877,530	\$559,684,760	\$702,562,290	1,210	\$26	\$8,037	\$31,484	\$39,521	0.23	71%
Duplex/Triplex	996	126.31	1,936,874	\$7,414,910	\$34,609,290	\$42,024,200	1,945	\$18	\$7,445	\$34,748	\$42,193	0.35	60%
Condos/Coops	33	-	28,628	\$0	\$915,430	\$915,430	868	\$32	\$0	\$27,740	\$27,740	N/A	70%
SUBTOTAL	18,806	2,259.92	23,473,161	\$150,292,440	\$595,209,480	\$745,501,920	1,248	\$25	\$7,992	\$31,650	\$39,642		
2001-2005													
Single Family	791	83.86	1,063,972	\$6,445,630	\$44,980,360	\$51,425,990	1,345	\$42	\$8,149	\$56,865	\$65,014	0.29	43%
Duplex/Triplex	9	1.89	20,193	\$102,500	\$898,550	\$1,001,050	2,244	\$44	\$11,389	\$99,839	\$111,228	0.25	22%
Condos/Coops	9	-	15,526	\$0	\$726,420	\$726,420	1,725	\$47	\$0	\$80,713	\$80,713	N/A	33%
SUBTOTAL	809	85.74	1,099,691	\$6,548,130	\$46,605,330	\$53,153,460	1,359	\$42	\$8,094	\$57,609	\$65,703		
2006-2012													
Single Family	384	42.57	532,470	\$3,389,950	\$35,084,950	\$38,474,900	1,387	\$66	\$8,828	\$91,367	\$100,195	0.29	18%
Duplex/Triplex	3	0.53	6,209	\$31,000	\$377,400	\$408,400	2,070	\$61	\$10,333	\$125,800	\$136,133	0.27	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	N/A	0%
SUBTOTAL	387	43.11	538,679	\$3,420,950	\$35,462,350	\$38,883,300	1,392	\$66	\$8,840	\$91,634	\$100,474		
TOTAL													
Single Family	18,952	2,260.04	23,104,101	\$152,713,110	\$639,750,070	\$792,463,180	1,219	\$28	\$8,058	\$33,756	\$41,814	0.23	69%
Duplex/Triplex	1,008	128.73	1,963,276	\$7,548,410	\$35,885,240	\$43,433,650	1,948	\$18	\$7,489	\$35,600	\$43,089	0.35	60%
Condos/Coops	42	-	44,154.00	\$0	\$1,641,850	\$1,641,850	1,051	\$37	\$0	\$39,092	\$39,092	0.00	62%
Multi-Family	335	123.81	2,743,560	\$12,950,530	\$51,400,560	\$64,351,090	8,190	\$19	\$38,658	\$153,435	\$192,093	0.51	24%
TOTAL	20,337	2,512.58	27,855,091	\$173,212,050	\$728,677,720	\$901,889,770	1,370	\$26	\$8,517	\$35,830	\$44,347		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 4-2**  
**Housing Inventory**  
**Downtown, East & South Urban Neighborhoods**

				Assessed Value			Average Values						
	Parcel						Land			Bldg.			**Poor
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Value/Parcel	Val/Parcel	AV/ Parcel	FAR	Condition
PRE-2001													
Single Family	49,957	10,855.57	77,773,125	\$1,454,540,270	\$6,472,785,986	\$7,927,326,256	1,557	\$83	\$29,116	\$129,567	\$158,683	0.16	6%
Duplex/Triplex	2,084	290.23	4,550,765	\$41,986,240	\$259,199,640	\$301,185,880	2,184	\$57	\$20,147	\$124,376	\$144,523	0.36	5%
Condos/Coops	5,513	15.04	6,371,005	\$0	\$660,351,895	\$660,351,895	1,156	\$104	\$0	\$119,781	\$119,781	N/A	10%
SUBTOTAL	57,554	11,160.85	88,694,895	\$1,496,526,510	\$7,392,337,521	\$8,888,864,031	1,541	\$83	\$26,002	\$128,442	\$154,444		
2001-2005													
Single Family	467	109.42	938,401	\$21,416,060	\$105,942,210	\$127,358,270	2,009	\$113	\$45,859	\$226,857	\$272,716	0.20	4%
Duplex/Triplex	12	1.69	23,802	\$158,780	\$1,507,480	\$1,666,260	1,984	\$63	\$13,232	\$125,623	\$138,855	0.32	0%
Condos/Coops	288	0.15	439,411	\$0	\$83,735,256	\$83,735,256	1,526	\$191	\$0	\$290,747	\$290,747	N/A	1%
SUBTOTAL	767	111.26	1,401,614	\$21,574,840	\$191,184,946	\$212,759,786	1,827	\$136	\$28,129	\$249,263	\$277,392		
2006-2012													
Single Family	242	76.72	560,527	\$17,978,910	\$64,885,240	\$82,864,150	2,316	\$116	\$74,293	\$268,121	\$342,414	0.17	5%
Duplex/Triplex	6	0.38	10,866	\$85,990	\$567,730	\$653,720	1,811	\$52	\$14,332	\$94,622	\$108,953	0.65	17%
Condos/Coops	422	-	646,265	\$0	\$101,957,420	\$101,957,420	1,531	\$158	\$0	\$241,605	\$241,605	N/A	5%
SUBTOTAL	670	77.11	1,217,658	\$18,064,900	\$167,410,390	\$185,475,290	1,817	\$137	\$26,963	\$249,866	\$276,829		
TOTAL													
Single Family	50,666	11,041.72	79,272,053	\$1,493,935,240	\$6,643,613,436	\$8,137,548,676	1,565	\$84	\$29,486	\$131,126	\$160,612	0.16	6%
Duplex/Triplex	2,102	292.30	4,585,433	\$42,231,010	\$261,274,850	\$303,505,860	2,181	\$57	\$20,091	\$124,298	\$144,389	0.36	5%
Condos/Coops	6,223	15.20	7,456,681.00	\$0	\$846,044,571	\$846,044,571	1,198	\$113	\$0	\$135,954	\$135,954	11.26	9%
Multi-Family	1,804	739.24	16,944,534	\$153,304,240	\$545,208,265	\$698,512,505	9,393	\$32	\$84,980	\$302,222	\$387,202	0.53	5%
TOTAL	60,795	12,088.46	108,258,701	\$1,689,470,490	\$8,296,141,122	\$9,985,611,612	1,781	\$77	\$27,790	\$136,461	\$164,251		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 4-3**  
**Housing Inventory**  
**Jefferson County Suburbs**

				Assessed Value			Average Values						
													**Poor
Land Use	Parcel Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Value/Parcel	Bldg. Val/Parcel	AV/ Parcel	FAR	Condition
PRE-2001													
Single Family	133,402	61,528.18	204,166,852	\$4,145,552,542	\$16,486,165,329	\$20,631,717,871	1,530	\$81	\$31,076	\$123,583	\$154,658	0.08	1%
Duplex/Triplex	500	127.91	847,665	\$9,765,700	\$45,700,890	\$55,466,590	1,695	\$54	\$19,531	\$91,402	\$110,933	0.15	2%
Condos/Coops	9,470	1,804.05	11,823,182	\$18,990	\$1,058,266,525	\$1,058,285,515	1,248	\$90	\$2	\$111,749	\$111,751	N/A	4%
SUBTOTAL	143,372	63,460.14	216,837,699	\$4,155,337,232	\$17,590,132,744	\$21,745,469,976	1,512	\$81	\$28,983	\$122,689	\$151,672		
2001-2005													
Single Family	11,813	5,300.20	25,388,880	\$571,999,410	\$2,490,541,720	\$3,062,541,130	2,149	\$98	\$48,421	\$210,831	\$259,252	0.11	0%
Duplex/Triplex	2	0.40	3,811	\$77,900	\$432,240	\$510,140	1,906	\$113	\$38,950	\$216,120	\$255,070	0.22	0%
Condos/Coops	3,789	843.60	5,999,577	\$0	\$599,574,620	\$599,574,620	1,583	\$100	\$0	\$158,241	\$158,241	N/A	0%
SUBTOTAL	15,604	6,144.19	31,392,268	\$572,077,310	\$3,090,548,580	\$3,662,625,890	2,012	\$98	\$36,662	\$198,061	\$234,724		
2006-2012													
Single Family	5,589	2,775.48	12,987,014	\$333,455,590	\$1,303,249,090	\$1,636,704,680	2,324	\$100	\$59,663	\$233,181	\$292,844	0.11	8%
Duplex/Triplex	6	0.97	8,261	\$168,920	\$374,880	\$543,800	1,377	\$45	\$28,153	\$62,480	\$90,633	0.20	67%
Condos/Coops	2,493	1,496.00	4,031,869	\$0	\$450,928,600	\$450,928,600	1,617	\$112	\$0	\$180,878	\$180,878	N/A	1%
SUBTOTAL	8,088	4,272.45	17,027,144	\$333,624,510	\$1,754,552,570	\$2,088,177,080	2,105	\$103	\$41,249	\$216,933	\$258,182		
TOTAL													
Single Family	150,804	69,603.86	242,542,746	\$5,051,007,542	\$20,279,956,139	\$25,330,963,681	1,608	\$84	\$33,494	\$134,479	\$167,973	0.08	2%
Duplex/Triplex	508	129.28	859,737	\$10,012,520	\$46,508,010	\$56,520,530	1,692	\$54	\$19,710	\$91,551	\$111,261	0.15	2%
Condos/Coops	15,752	4,143.64	21,854,628.00	\$18,990	\$2,108,769,745	\$2,108,788,735	1,387	\$96	\$1	\$133,873	\$133,874	0.12	3%
Multi-Family	1,649	2,756.44	41,850,365	\$352,315,370	\$1,267,310,840	\$1,619,626,210	25,379	\$30	\$213,654	\$768,533	\$982,187	0.35	8%
TOTAL	168,713	76,633.22	307,107,476	\$5,413,354,422	\$23,702,544,734	\$29,115,899,156	1,820	\$77	\$32,086	\$140,490	\$172,577		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 4-4**  
**Affordability Thresholds Based on HUD Income Limits**  
**West End Neighborhoods**

Threshold	Max Home Value	Units	% All Units	Max Gross Income	Households Within Income Thresholds	% Households Within Income Thresholds	Units with Negative Marketability Score	% Units With Negative Marketability Score
<b>FHA FEE SIMPLE</b>								
30%	\$59,953	15,836	83.7%	\$16,400	7,651	33.6%	9,428	59.5%
50%	\$99,982	2,405	12.7%	\$27,350	3,780	16.6%	280	11.6%
80%	\$159,752	575	3.0%	\$43,700	4,059	17.8%	20	3.5%
100%	\$199,965	68	0.4%	\$54,700	1,997	8.8%	0	0.0%
120%	\$239,957	33	0.2%	\$65,640	1,560	6.8%	1	3.0%
Total		18,917	99.9%		19,047	83.6%	9,729	51.4%
<b>CONVENTIONAL FEE SIMPLE</b>								
30%	\$76,949	17,332	91.6%	\$16,400	7,651	33.6%	9,638	55.6%
50%	\$128,326	1,363	7.2%	\$27,350	3,780	16.6%	88	6.5%
80%	\$205,040	193	1.0%	\$43,700	4,059	17.8%	2	1.0%
100%	\$256,652	32	0.2%	\$54,700	1,997	8.8%	1	3.1%
120%	\$307,983	6	0.0%	\$65,640	1,560	6.8%	1	16.7%
Total		18,926	100.0%		19,047	83.6%	9,730	51.4%
<b>FHA CONDO</b>								
30%	\$51,782	33	78.6%	\$16,400	7,651	33.6%	33	100.0%
50%	\$86,355	3	7.1%	\$27,350	3,780	16.6%	3	100.0%
80%	\$137,979	6	14.3%	\$43,700	4,059	17.8%	4	66.7%
100%	\$172,711	0	0.0%	\$54,700	1,997	8.8%	0	0.0%
120%	\$207,253	0	0.0%	\$65,640	1,560	6.8%	0	0.0%
Total		42	100.0%		19,047	83.6%	40	95.2%
<b>CONVENTIONAL CONDO</b>								
30%	\$63,632	36	85.7%	\$16,400	7,651	33.6%	36	100.0%
50%	\$106,117	5	11.9%	\$27,350	3,780	16.6%	4	80.0%
80%	\$169,555	1	2.4%	\$43,700	4,059	17.8%	0	0.0%
100%	\$212,235	0	0.0%	\$54,700	1,997	8.8%	0	0.0%
120%	\$254,682	0	0.0%	\$65,640	1,560	6.8%	0	0.0%
Total		42	100.0%		19,047	83.6%	40	95.2%

Source: PVA of Jefferson County, KY, U.S. Department of HUD, and RKG Associates, Inc., 2013

Table 4-5

**Affordability Thresholds Based on HUD Income Limits**  
**Downtown, South & East Urban Neighborhoods**

Threshold	Max Home Value	Units	% All Units	Max Gross Income	Households Within Income Thresholds	% Households Within Income Thresholds	Units with Negative Marketability Score	% Units With Negative Marketability Score
<b>FHA FEE SIMPLE</b>								
30%	\$59,953	7,949	15.7%	\$16,400	15,627	18.8%	5,784	72.8%
50%	\$99,982	12,459	24.6%	\$27,350	10,607	12.8%	3,899	31.3%
80%	\$159,752	11,886	23.5%	\$43,700	15,701	18.9%	573	4.8%
100%	\$199,965	5,945	11.8%	\$54,700	8,086	9.7%	54	0.9%
120%	\$239,957	3,928	7.8%	\$65,640	6,927	8.3%	20	0.5%
Total		42,167	83.4%		56,948	68.6%	10,330	24.5%
<b>CONVENTIONAL FEE SIMPLE</b>								
30%	\$76,949	13,734	27.2%	\$16,400	15,627	18.8%	8,301	60.4%
50%	\$128,326	12,918	25.5%	\$27,350	10,607	12.8%	1,804	14.0%
80%	\$205,040	12,262	24.2%	\$43,700	15,701	18.9%	207	1.7%
100%	\$256,652	4,417	8.7%	\$54,700	8,086	9.7%	24	0.5%
120%	\$307,983	2,355	4.7%	\$65,640	6,927	8.3%	10	0.4%
Total		45,686	90.3%		56,948	68.6%	10,346	22.6%
<b>FHA CONDO</b>								
30%	\$51,782	895	14.6%	\$16,400	15,627	18.8%	843	94.2%
50%	\$86,355	1,564	25.5%	\$27,350	10,607	12.8%	836	53.5%
80%	\$137,979	1,832	29.8%	\$43,700	15,701	18.9%	373	20.4%
100%	\$172,711	533	8.7%	\$54,700	8,086	9.7%	28	5.3%
120%	\$207,253	331	5.4%	\$65,640	6,927	8.3%	5	1.5%
Total		5,155	83.9%		56,948	68.6%	2,085	40.4%
<b>CONVENTIONAL CONDO</b>								
30%	\$63,632	1,382	22.5%	\$16,400	15,627	18.8%	1,163	84.2%
50%	\$106,117	1,990	32.4%	\$27,350	10,607	12.8%	802	40.3%
80%	\$169,555	1,404	22.8%	\$43,700	15,701	18.9%	114	8.1%
100%	\$212,235	412	6.7%	\$54,700	8,086	9.7%	7	1.7%
120%	\$254,682	261	4.2%	\$65,640	6,927	8.3%	7	2.7%
Total		5,449	88.7%		56,948	68.6%	2,093	38.4%

Source: PVA of Jefferson County, KY, U.S. Department of HUD, and RKG Associates, Inc., 2013

Table 4-6

## Affordability Thresholds Based on HUD Income Limits

## Jefferson County Suburbs

Threshold	Max Home Value	Units	% All Units	Max Gross Income	Households Within Income Thresholds	% Households Within Income Thresholds	Units with Negative Marketability Score	% Units With Negative Marketability Score
<b>FHA FEE SIMPLE</b>								
30%	\$60,472	4,792	3.2%	\$16,400	18,095	9.1%	3,023	63.1%
50%	\$100,848	33,799	22.5%	\$27,350	14,974	7.5%	3,665	10.8%
80%	\$161,135	57,648	38.4%	\$43,700	31,869	16.0%	842	1.5%
100%	\$201,695	18,256	12.2%	\$54,700	27,106	13.6%	99	0.5%
120%	\$242,035	11,755	7.8%	\$65,640	20,124	10.1%	29	0.2%
Total		126,250	84.1%		112,168	56.3%	7,658	6.1%
<b>CONVENTIONAL FEE SIMPLE</b>								
30%	\$77,835	14,744	9.8%	\$16,400	18,095	9.1%	5,010	34.0%
50%	\$129,804	56,836	37.8%	\$27,350	14,974	7.5%	2,285	4.0%
80%	\$207,401	44,703	29.8%	\$43,700	31,869	16.0%	338	0.8%
100%	\$259,607	13,710	9.1%	\$54,700	27,106	13.6%	30	0.2%
120%	\$311,529	7,892	5.3%	\$65,640	20,124	10.1%	7	0.1%
Total		137,885	91.8%		112,168	56.3%	7,670	5.6%
<b>FHA CONDO</b>								
30%	\$49,336	935	6.0%	\$16,400	18,095	9.1%	928	99.3%
50%	\$82,277	1,948	12.5%	\$27,350	14,974	7.5%	1,484	76.2%
80%	\$131,463	6,379	41.0%	\$43,700	31,869	16.0%	1,802	28.2%
100%	\$164,555	2,848	18.3%	\$54,700	27,106	13.6%	554	19.5%
120%	\$197,465	1,409	9.0%	\$65,640	20,124	10.1%	236	16.7%
Total		13,519	86.8%		112,168	56.3%	5,004	37.0%
<b>CONVENTIONAL CONDO</b>								
30%	\$59,864	1,430	9.2%	\$16,400	18,095	9.1%	1,384	96.8%
50%	\$99,834	3,448	22.1%	\$27,350	14,974	7.5%	1,760	51.0%
80%	\$159,515	6,938	44.6%	\$43,700	31,869	16.0%	1,564	22.5%
100%	\$199,668	1,758	11.3%	\$54,700	27,106	13.6%	308	17.5%
120%	\$239,601	837	5.4%	\$65,640	20,124	10.1%	63	7.5%
Total		14,411	92.5%		112,168	56.3%	5,079	35.2%

Source: PVA of Jefferson County, KY, U.S. Department of HUD, and RKG Associates, Inc., 2013

Table 4-7

**Rental Affordability Thresholds Based on HUD Income Limits**
**Two Person Households**

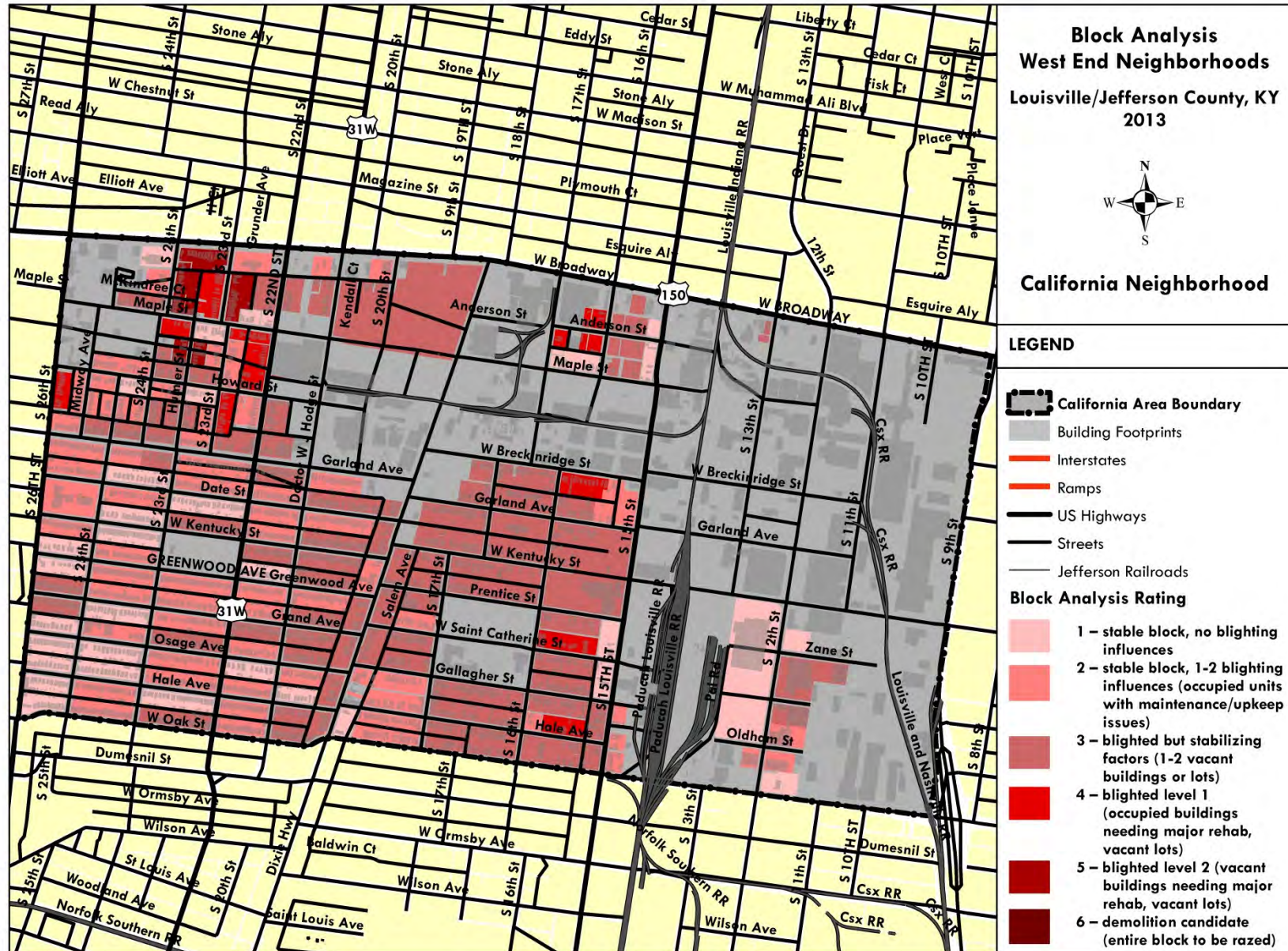
Threshold	Maximum Rent	Number of Units*	% of All Units*	Maximum Gross Income	Households Within Income Thresholds	% of Households Within Income Thresholds
<b>WEST END NEIGHBORHOODS</b>						
30%	\$365	2,074	18.2%	\$14,600	6,914	30.3%
50%	\$608	3,061	26.9%	\$24,300	3,588	15.7%
80%	\$971	4,249	37.3%	\$38,850	4,030	17.7%
100%	\$1,216	1,623	14.3%	\$48,600	1,851	8.1%
120%	\$1,459	339	3.0%	\$58,320	1,758	7.7%
Total		11,346	99.7%		18,141	79.6%
<b>DOWNTOWN, SOUTH &amp; EAST NEIGHBORHOODS</b>						
30%	\$365	4,989	14.2%	\$14,600	13,857	16.7%
50%	\$608	10,596	30.2%	\$24,300	9,370	11.3%
80%	\$971	14,388	41.1%	\$38,850	14,888	17.9%
100%	\$1,216	3,405	9.7%	\$48,600	7,342	8.8%
120%	\$1,459	1,146	3.3%	\$58,320	7,304	8.8%
Total		34,524	98.5%		52,761	63.5%
<b>JEFFERSON COUNTY SUBURBS</b>						
30%	\$365	2,838	5.0%	\$14,600	15,590	7.8%
50%	\$608	15,041	26.7%	\$24,300	14,410	7.2%
80%	\$971	27,025	47.9%	\$38,850	28,422	14.3%
100%	\$1,216	7,569	13.4%	\$48,600	17,377	8.7%
120%	\$1,459	3,008	5.3%	\$58,320	19,519	9.8%
Total		55,481	98.4%		95,318	47.8%

Source: US Census Bureau, US Department of HUD, and RKG Associates, Inc., 2013

\*Cash Rent Only



Map 4-1



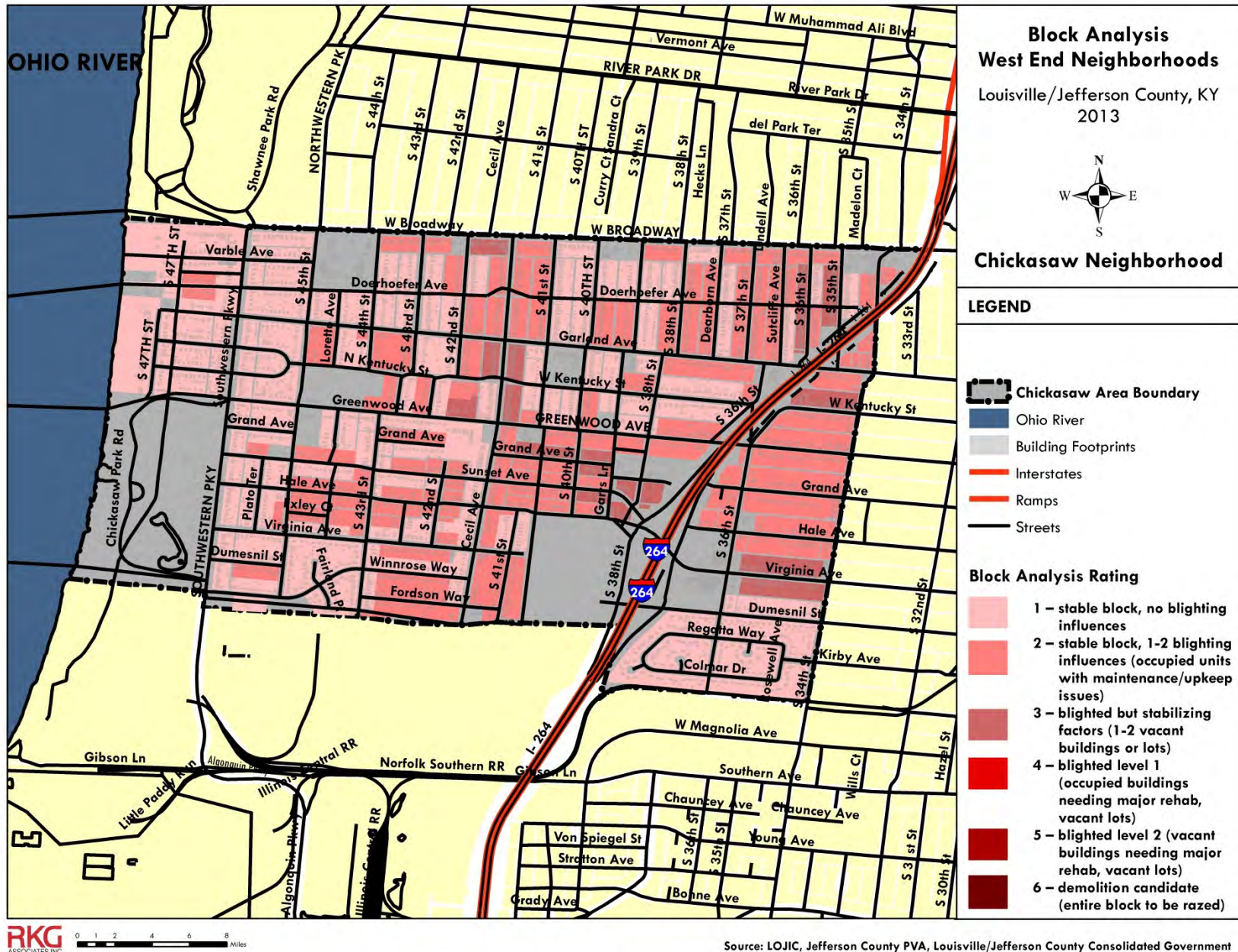
RKG  
ASSOCIATES INC

0 1 2 4 6 8  
Miles

Source: LOJIC, Jefferson County PVA, Louisville/Jefferson County Consolidated Government

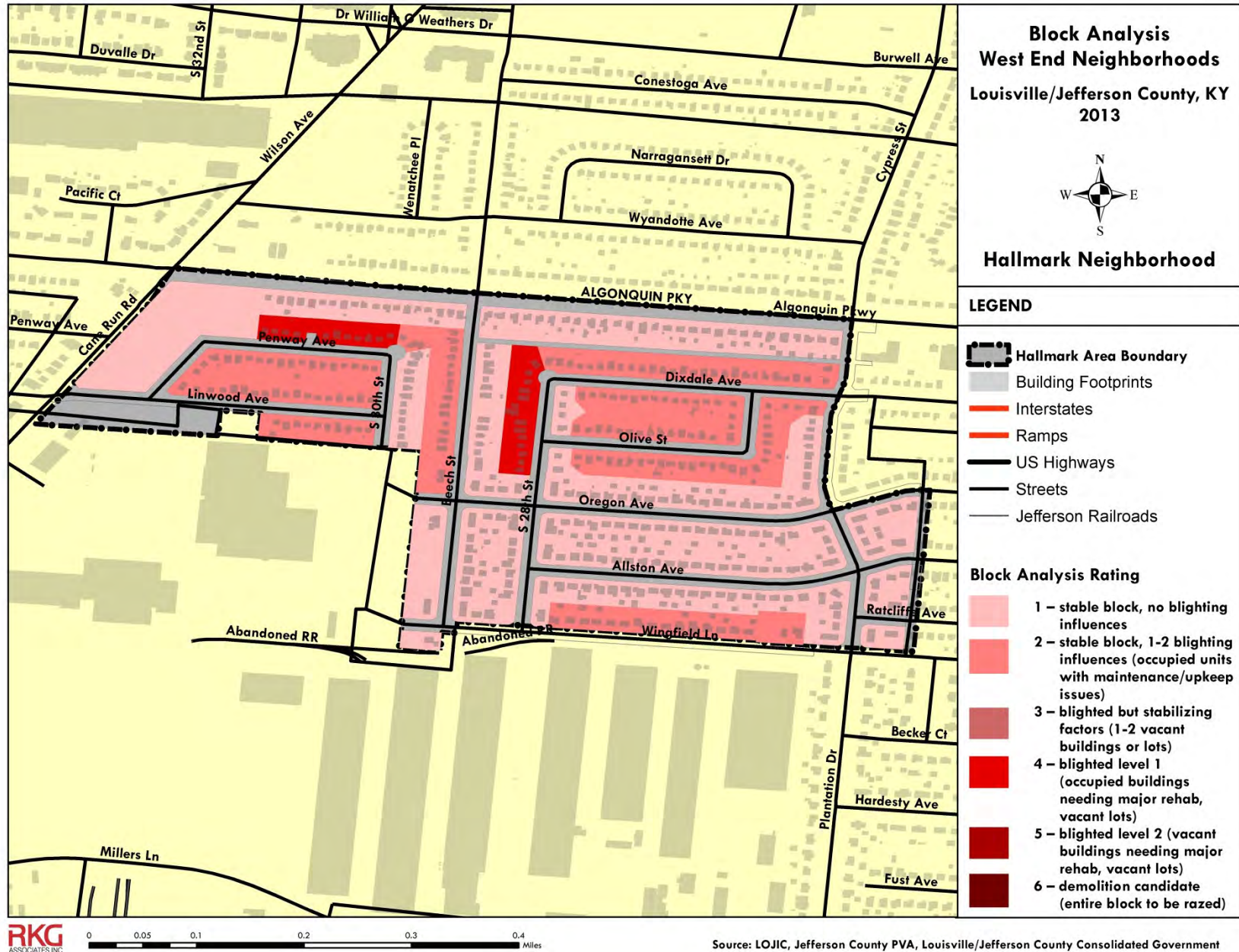


Map 4-2



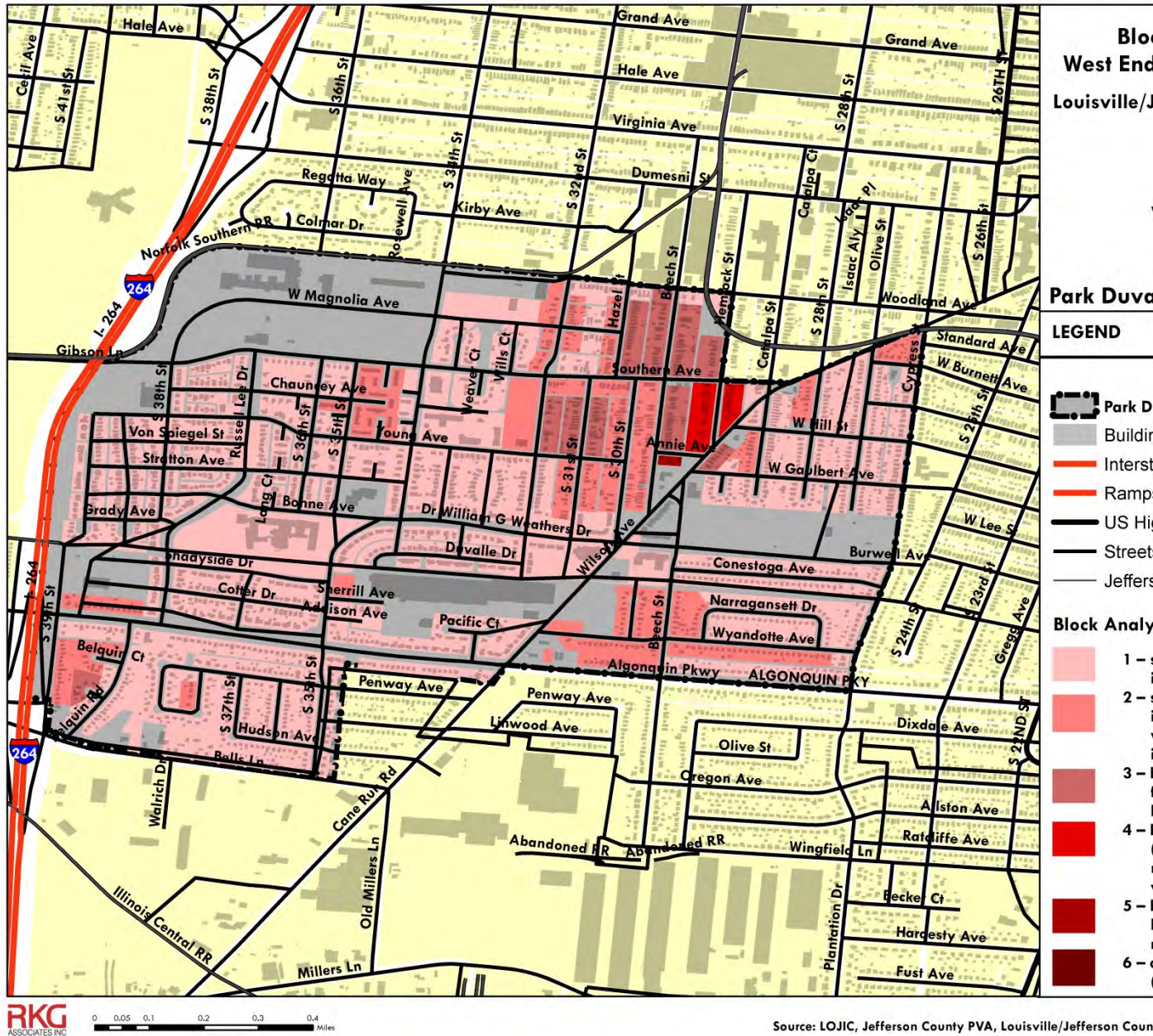


Map 4-3



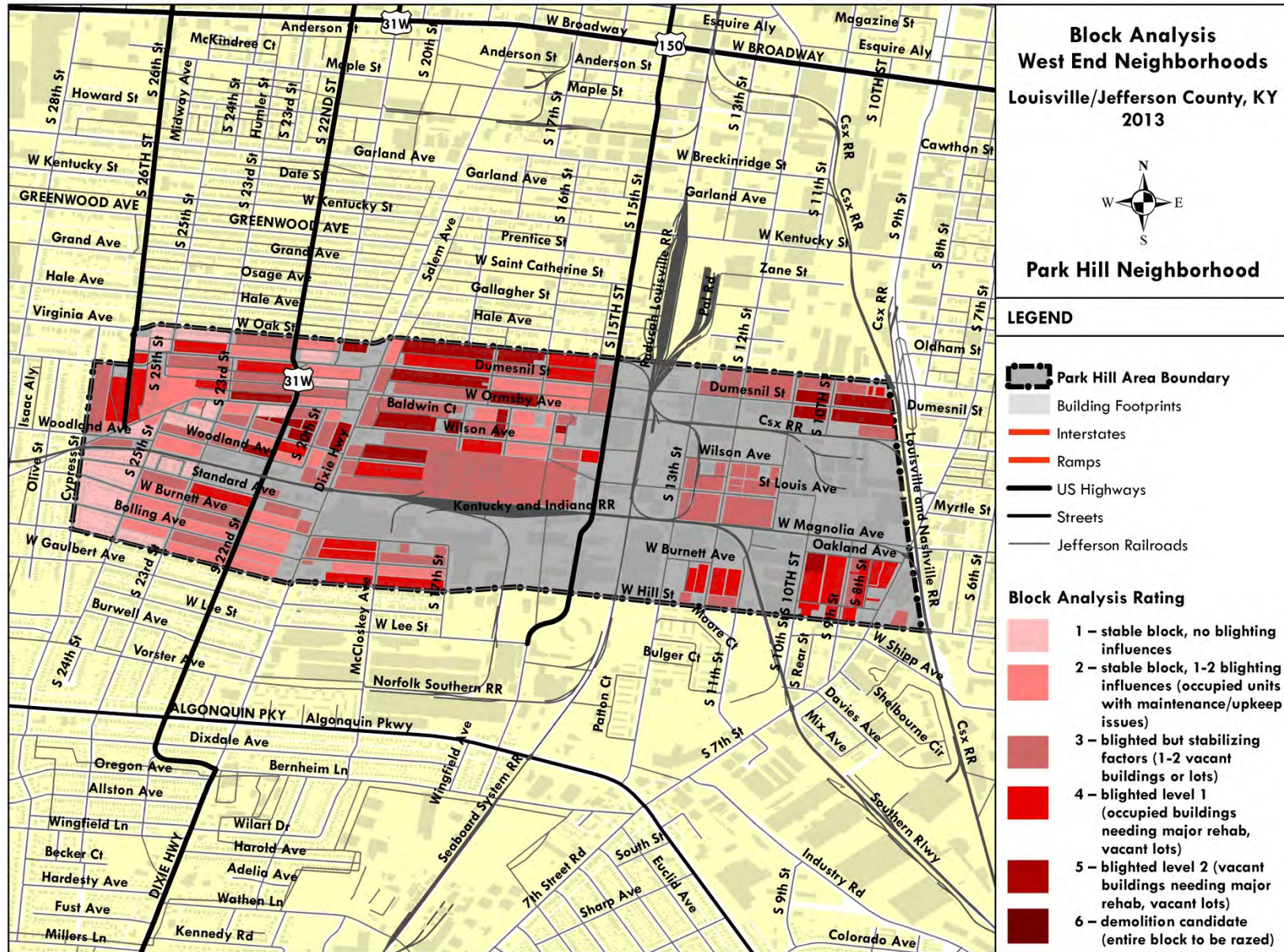


### Map 4-4





Map 4-5



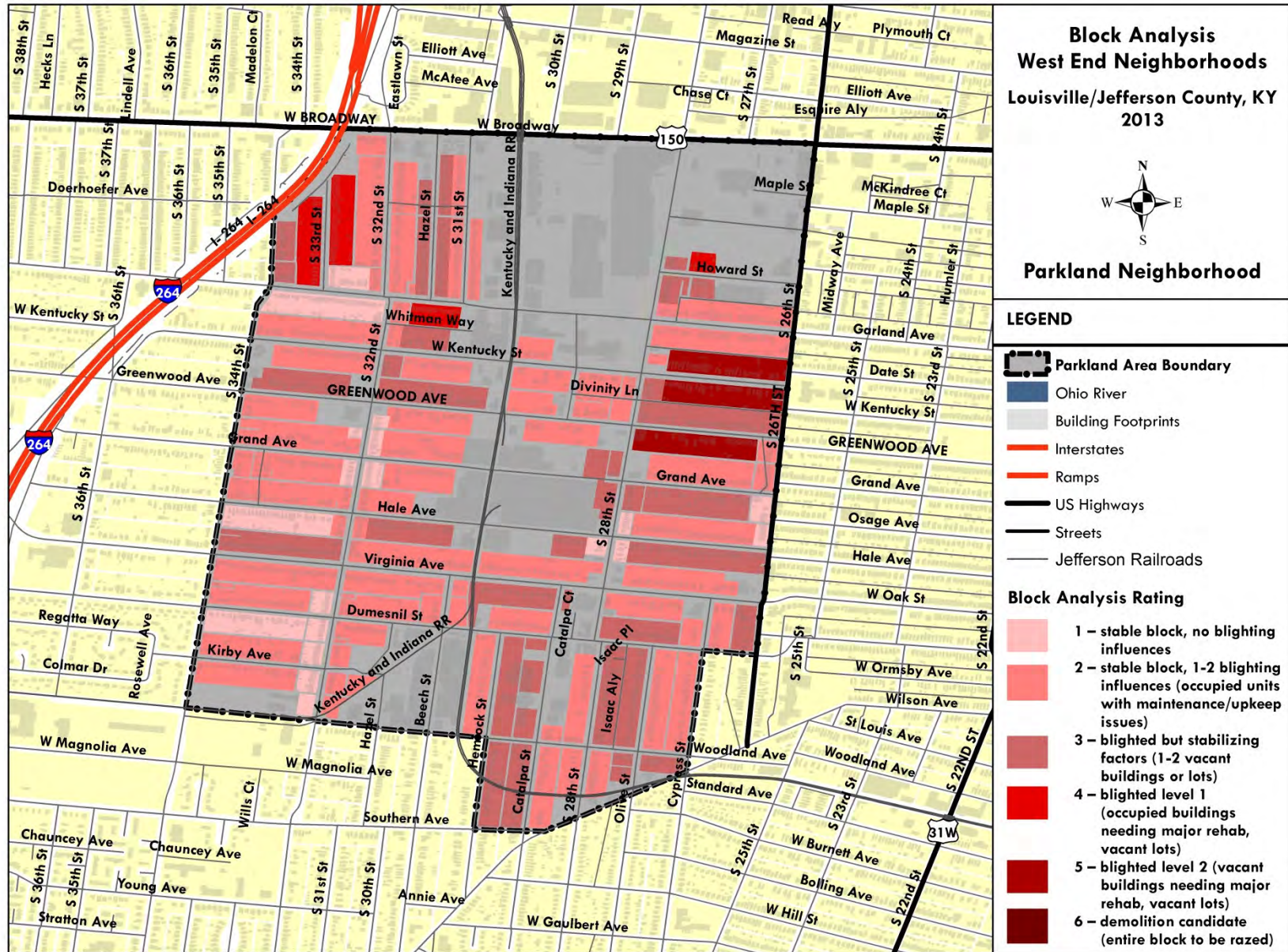
**RKC**  
ASSOCIATES INC.

0 0.05 0.1 0.2 0.3 0.4  
Miles

Source: LOJIC, Jefferson County PVA, Louisville/Jefferson County Consolidated Government

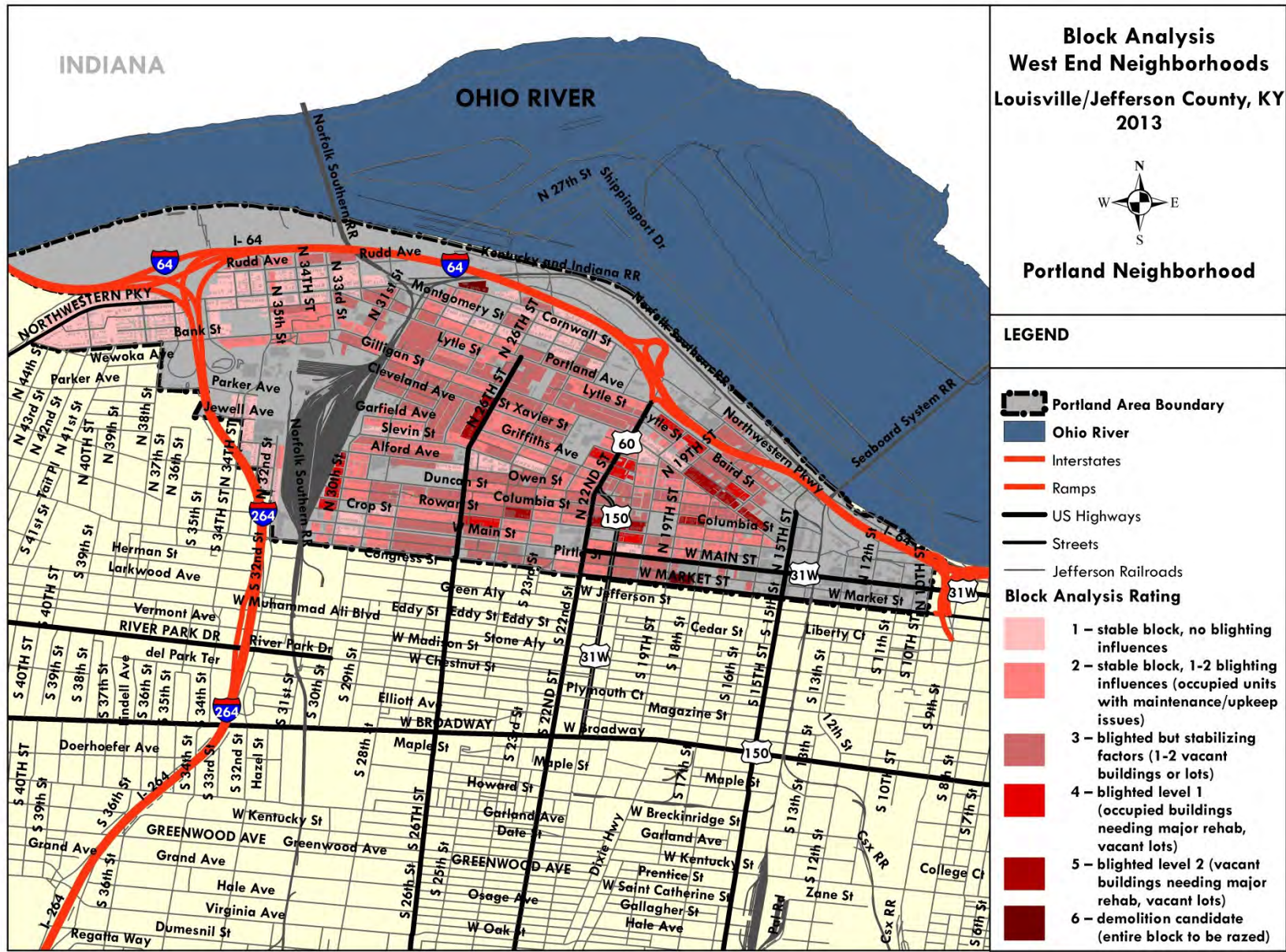


Map 4-6





Map 4-7



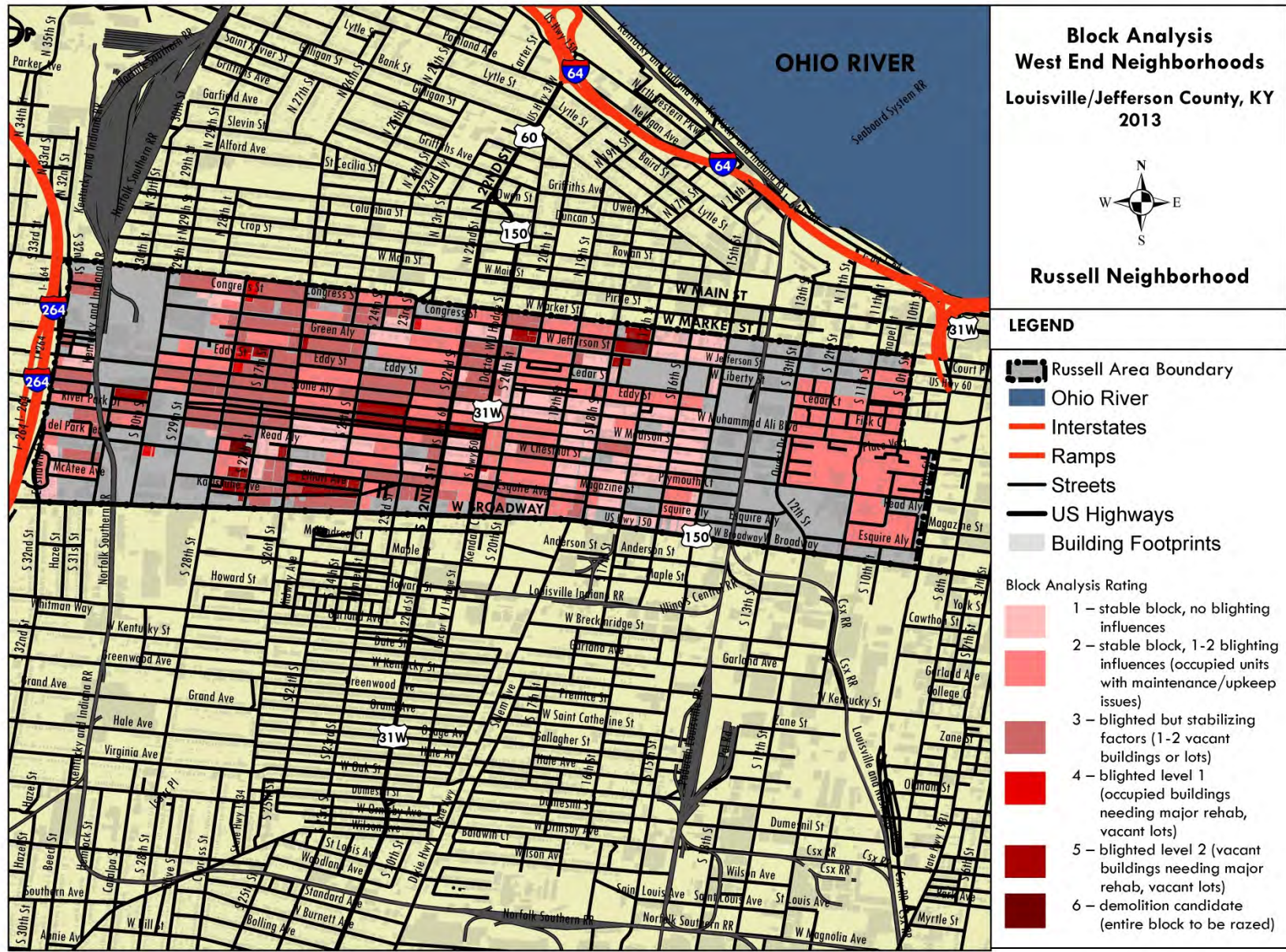
**RKG**  
ASSOCIATES INC.

0 0.050.1 0.2 0.3 0.4  
Miles

Source: LOJIC, Jefferson County PVA, Louisville/Jefferson County Consolidated Government

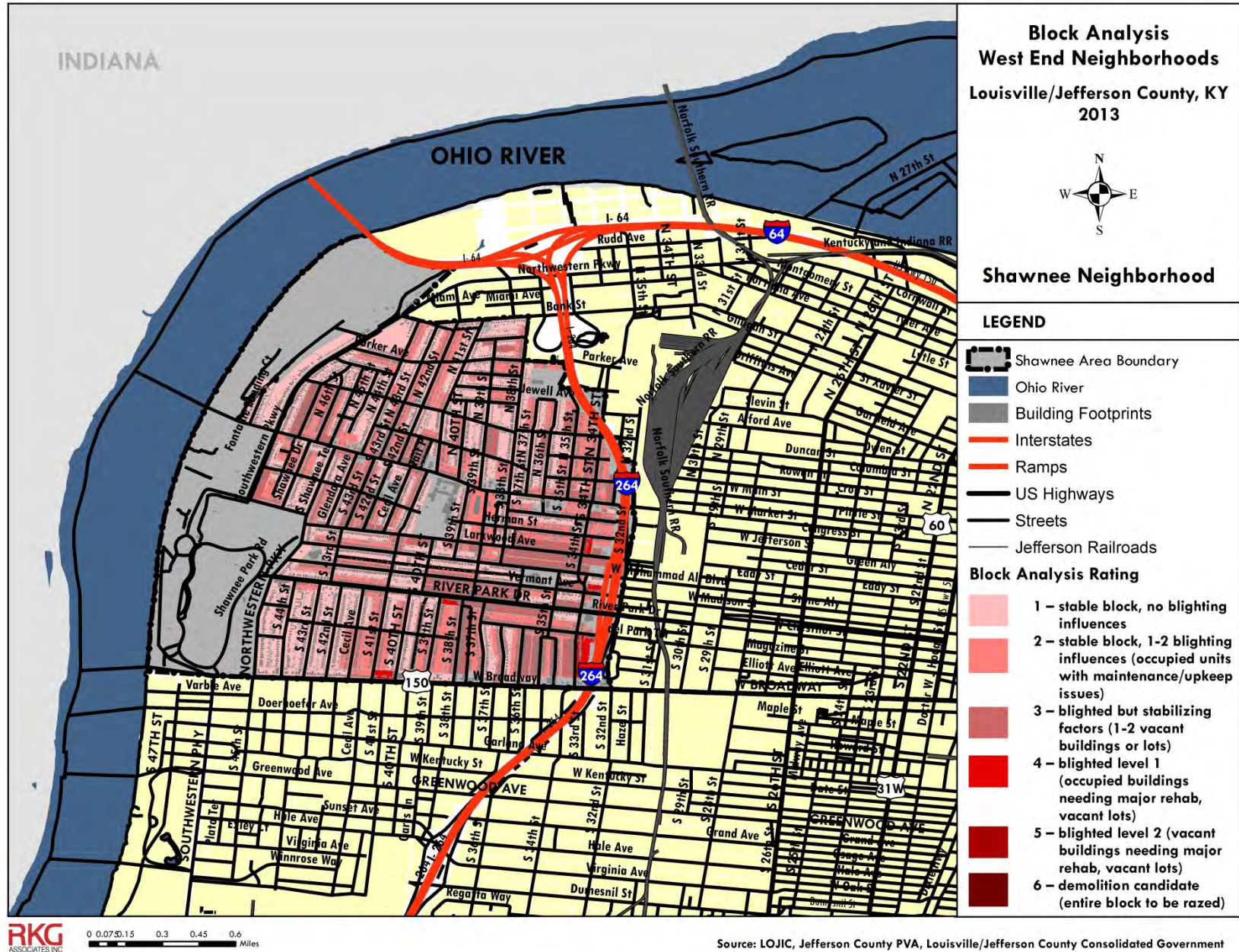


Map 4-8





Map 4-9



# **SECTION 6: NEIGHBORHOOD MARKETABILITY ANALYSIS**

**Table 6-1**  
**Louisville-Jefferson County**  
**Property Marketability Factors**

<b>HOUSING DISTRESS FACTORS</b>	<b>Field Description</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Weight:</b>
<u>Assessed Value of Parcels</u>	Single Family	0-20%	21-40%	41-60%	61-80%	81-100%	101-120%	121-140%	141+%	14
<u>Percentage of Average Value/SqFt</u>	Duplex/Triplex	0-20%	21-40%	41-60%	61-80%	81-100%	101-120%	121-140%	141+%	
	Condo/Coop	0-20%	21-40%	41-60%	61-80%	81-100%	101-120%	121-140%	141+%	
	Mobile Home	0-20%	21-40%	41-60%	61-80%	81-100%	101-120%	121-140%	141+%	
<u>Foreclosure Sales</u>	0 - 49				Yes	Yes				7
<u>Number of Sales by Zip Code</u>	50 - 156				Yes					
	157 - 375				Yes					
	376 - 635			Yes						
	636 - 918		Yes							
<u>West End Condition Rating</u>	1: Stable Block								Yes	14
	2: stable block, 1-2 blighting influences					Yes	Yes			
	3: blighted but stabilizing factors				Yes					
	4: blighted level 1			Yes						
	5: blighted level 2									
	6: demolition candidate	Yes								
<u>Homeowner Status</u>	Optimal: owner in Louisville, KY					Yes	Yes			11
<u>Status</u>	Acceptable: owner within KY				Yes					
	Not Ideal: owner outside KY						Yes			
	Exempt: properties owned by city/county									
<b>Total Weight:</b>										<b>46%</b>
<b>LAND USE PROXIMITY FACTORS</b>	<b>Field Description</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Weight:</b>
<u>Public Facilities/Amenities</u>	Close proximity to park, church, public school					Yes				1.5
<u>Commercial/Retail Areas</u>	Near bank, grocery store or pharmacy					Yes				3
<u>Industrial/Railroad Areas</u>	Close proximity to industrial area/railroad				Yes					1.5
<b>Total Weight:</b>										<b>6%</b>

Source: RKG Associates, Inc., 2013

**Table 6-2**  
**Louisville-Jefferson County**  
**Property Marketability Factors**

<b>LAND RESOURCE FACTORS</b>	<b>Field Description</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Weight:</b>
<u>City Owned/Actionable Parcels</u>	Land Bank						Yes			14
<u>Parcel Type</u>	City Asset						Yes			
	County Asset						Yes			
	Potential Surplus					Yes				
	Vacant/Abandoned Property					Yes				
<u>City - Interest Parcels</u>	Priority Foreclosed Property					Yes				3
<u>Parcel Status</u>	Escheatment					Yes				
<u>Residential Vacant Lots</u>	o Property Class – Residential Vacant Lots						Yes			7
<u>Parcel Criteria</u>	o Parcels with building size of 400sqft or less									
	o Parcels without an improvement value									
<u>Minimum Residential Lot Size</u>	Residential Parcels < 4,500 sqft			Yes			No			7
<b>Total Weight:</b>										<b>31%</b>
<b>SOCIAL INDICATORS</b>	<b>Field Description</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Weight:</b>
<u>Crime Data</u>	Violent Crime			Yes						7
<u>Type of Crime</u>	Property Crime				Yes					
<u>Percent Below Poverty</u>	Percentage Category			75-100%	50-75%	25-50%	0-25%			3
<u>Public Housing</u>	Public Housing				Yes					7
<u>Housing Program</u>	Section 8 Vouchers					Yes				
<b>Total Weight:</b>										<b>17%</b>

Source: RKG Associates, Inc., 2013

**Table 6-3**  
**Sales Activity**  
**2008 to 2012**

	West End Neighborhoods				Downtown, East & South Urban Neighborhoods				Jefferson County Suburbs			
	Sales 2008 - 2009	Sales 2010 - 2012	Change In Sales	Percent Change	Sales 2008 - 2009	Sales 2010 - 2012	Change In Sales	Percent Change	Sales 2008 - 2009	Sales 2010 - 2012	Change In Sales	Percent Change
Single Family	1,537	2,290	753	49.0%	4,783	8,016	3233	67.6%	14,130	22,994	8864	62.7%
0 - 1,250 sqft	950	1,390	440	46.3%	2,128	3,228	1100	51.7%	5,658	8,614	2956	52.2%
1,251 - 2,000 sqft	512	783	271	52.9%	1,810	3,113	1303	72.0%	5,129	8,486	3357	65.5%
2,001 - 3,500 sqft	69	114	45	65.2%	691	1,385	694	100.4%	2,984	5,195	2211	74.1%
> 3,500 sqft	6	3	-3	-50.0%	154	290	136	88.3%	359	699	340	94.7%
Duplex/Triplex	81	137	56	69.1%	185	311	126	68.1%	36	69	33	91.7%
Condominiums/Coops	0	3	3	300.0%	810	1,308	498	61.5%	2,356	3,321	965	41.0%
Multifamily	20	50	30	150.0%	171	303	132	77.2%	142	326	184	129.6%
Total Sales	1,638	2,480			5,949	9,938			16,664	26,710		

Source: Jefferson County, KY Property Value Administrator and RKG Associates, Inc, 2013

**Table 6-4**  
**Sales Analysis by Last Sale Date**  
**West End Neighborhoods**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>PRE-2008</b>														
Single Family	7,960	969.99	9,697,182	\$64,662,960	\$292,277,700	\$356,940,660	1,218	\$30	\$8,123	\$36,718	\$44,842	\$479,875,262	\$49	134%
0 - 1,250 SF	4,986	563.81	4,848,547	\$38,798,060	\$145,091,760	\$183,889,820	972	\$30	\$7,781	\$29,100	\$36,881	\$283,269,642	\$58	154%
1,251 - 2,000 SF	2,588	330.62	3,897,758	\$22,128,200	\$120,689,060	\$142,817,260	1,506	\$31	\$8,550	\$46,634	\$55,184	\$162,063,670	\$42	113%
2,001 - 3,500 SF	370	67.72	874,456	\$3,553,530	\$24,968,340	\$28,521,870	2,363	\$29	\$9,604	\$67,482	\$77,086	\$32,446,450	\$37	114%
> 3,500 SF	16	7.83	76,421	\$183,170	\$1,528,540	\$1,711,710	4,776	\$20	\$11,448	\$95,534	\$106,982	\$2,095,500	\$27	122%
Duplex/Triplex	374	48.20	725,129	\$2,856,340	\$13,988,270	\$16,844,610	1,939	\$19	\$7,637	\$37,402	\$45,039			
Condominiums/Coops	18	0.00	22,215	\$0	\$1,100,780	\$1,100,780	1,234	\$50	\$0	\$61,154	\$61,154			
Multifamily	91	16.70	404,078	\$2,006,100	\$7,628,740	\$9,634,840	4,440	\$19	\$22,045	\$83,832	\$105,877			
<b>SUBTOTAL</b>	<b>8,443</b>	<b>1034.89</b>	<b>10,848,604</b>	<b>\$69,525,400</b>	<b>\$314,995,490</b>	<b>\$384,520,890</b>	<b>1,285</b>	<b>\$29</b>	<b>\$8,235</b>	<b>\$37,308</b>	<b>\$45,543</b>			
<b>2008-2009</b>														
Single Family	1,537	177.54	1,890,413	\$12,198,450	\$49,282,890	\$61,481,340	1,230	\$26	\$7,937	\$32,064	\$40,001	\$71,191,330	\$38	116%
0 - 1,250 SF	950	101.63	932,315	\$7,229,580	\$23,171,320	\$30,400,900	981	\$25	\$7,610	\$24,391	\$32,001	\$36,577,040	\$39	120%
1,251 - 2,000 SF	512	63.26	773,666	\$4,326,780	\$21,981,880	\$26,308,660	1,511	\$28	\$8,451	\$42,933	\$51,384	\$29,394,440	\$38	112%
2,001 - 3,500 SF	69	10.81	160,381	\$589,290	\$3,667,910	\$4,257,200	2,324	\$23	\$8,540	\$53,158	\$61,699	\$4,670,890	\$29	110%
> 3,500 SF	6	1.84	24,051	\$52,800	\$461,780	\$514,580	4,009	\$19	\$8,800	\$76,963	\$85,763	\$548,960	\$23	107%
Duplex/Triplex	81	10.42	153,792	\$566,160	\$2,301,700	\$2,867,860	1,899	\$15	\$6,990	\$28,416	\$35,406			
Condominiums/Coops	-	0.00	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	20	4.92	106,429	\$494,210	\$3,067,630	\$3,561,840	5,321	\$29	\$24,711	\$153,382	\$178,092			
<b>SUBTOTAL</b>	<b>1,638</b>	<b>192.87</b>	<b>2,150,634</b>	<b>\$13,258,820</b>	<b>\$54,652,220</b>	<b>\$67,911,040</b>	<b>1,313</b>	<b>\$25</b>	<b>\$8,095</b>	<b>\$33,365</b>	<b>\$41,460</b>			
<b>2010 - 2012</b>														
Single Family	2,290	269.34	2,829,016	\$18,198,620	\$64,250,980	\$82,449,600	1,235	\$23	\$7,947	\$28,057	\$36,004	\$106,065,960	\$37	129%
0 - 1,250 SF	1,390	150.31	1,358,297	\$10,440,500	\$30,417,660	\$40,858,160	977	\$22	\$7,511	\$21,883	\$29,394	\$56,968,730	\$42	139%
1,251 - 2,000 SF	783	99.09	1,196,471	\$6,638,130	\$28,408,990	\$35,047,120	1,528	\$24	\$8,478	\$36,282	\$44,760	\$42,187,070	\$35	120%
2,001 - 3,500 SF	114	19.26	262,662	\$1,092,990	\$5,223,320	\$6,316,310	2,304	\$20	\$9,588	\$45,819	\$55,406	\$6,706,950	\$26	106%
> 3,500 SF	3	0.68	11,586	\$27,000	\$201,010	\$228,010	3,862	\$17	\$9,000	\$67,003	\$76,003	\$203,210	\$18	89%
Duplex/Triplex	137	16.60	277,657	\$969,210	\$3,529,130	\$4,498,340	2,027	\$13	\$7,075	\$25,760	\$32,835			
Condominiums/Coops	3	0.00	3,352	\$0	\$93,500	\$93,500	1,117	\$28	\$0	\$31,167	\$31,167			
Multifamily	50	20.48	432,780	\$1,734,440	\$8,915,050	\$10,649,490	8,656	\$21	\$34,689	\$178,301	\$212,990			
<b>SUBTOTAL</b>	<b>2,480</b>	<b>306.42</b>	<b>3,542,805</b>	<b>\$20,902,270</b>	<b>\$76,788,660</b>	<b>\$97,690,930</b>	<b>1,429</b>	<b>\$22</b>	<b>\$8,428</b>	<b>\$30,963</b>	<b>\$39,392</b>			
<b>TOTAL</b>														
Single Family	11,787	1416.87	14,416,611	\$95,060,030	\$405,811,570	\$500,871,600	1,223	\$28	\$8,065	\$34,429	\$42,494	\$657,132,552	\$46	131%
0 - 1,250 SF	7,326	815.75	7,139,159	\$56,468,140	\$198,680,740	\$255,148,880	974	\$28	\$7,708	\$27,120	\$34,828	\$376,815,412	\$53	148%
1,251 - 2,000 SF	3,883	492.97	5,867,895	\$33,093,110	\$171,079,930	\$204,173,040	1,511	\$29	\$8,523	\$44,059	\$52,581	\$233,645,180	\$40	114%
2,001 - 3,500 SF	553	97.79	1,297,499	\$5,235,810	\$33,859,570	\$39,095,380	2,346	\$26	\$9,468	\$61,229	\$70,697	\$43,824,290	\$34	112%
> 3,500 SF	25	10.35	112,058	\$262,970	\$2,191,330	\$2,454,300	4,482	\$20	\$10,519	\$87,653	\$98,172	\$2,847,670	\$25	116%
Duplex/Triplex	592	75.22	1,156,578	\$4,391,710	\$19,819,100	\$24,210,810	1,954	\$17	\$7,418	\$33,478	\$40,897			
Condominiums/Coops	21	0.00	25,567	\$0	\$1,194,280	\$1,194,280	1,217	\$47	\$0	\$56,870	\$56,870			
Multifamily	161	42.10	943,287	\$4,234,750	\$19,611,420	\$23,846,170	5,859	\$21	\$26,303	\$121,810	\$148,113			
<b>TOTAL</b>	<b>12,561</b>	<b>1534.18</b>	<b>16,542,043</b>	<b>\$103,686,490</b>	<b>\$446,436,370</b>	<b>\$550,122,860</b>	<b>1,317</b>	<b>\$27</b>	<b>\$8,255</b>	<b>\$35,541</b>	<b>\$43,796</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.



## Appendices: Section 6

**Table 6-5**

**Sales Analysis by Last Sale Date**

**Downtown, East and South Urban Neighborhoods**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>PRE-2008</b>														
Single Family	23,834	5115.92	37,437,677	\$702,354,920	\$3,183,019,683	\$3,885,374,603	1,571	\$85	\$29,469	\$133,550	\$163,018	\$3,405,256,643	\$91	88%
0 - 1,250 SF	10,755	1579.40	10,566,854	\$184,567,190	\$700,022,810	\$884,590,000	983	\$66	\$17,161	\$65,088	\$82,249	\$829,779,395	\$79	94%
1,251 - 2,000 SF	8,230	1579.02	12,863,316	\$230,463,720	\$1,029,071,820	\$1,259,535,540	1,563	\$80	\$28,003	\$125,039	\$153,042	\$1,092,811,200	\$85	87%
2,001 - 3,500 SF	3,961	1268.27	10,091,129	\$202,294,360	\$988,702,373	\$1,190,996,733	2,548	\$98	\$51,072	\$249,609	\$300,681	\$999,656,978	\$99	84%
> 3,500 SF	888	689.24	3,916,378	\$85,029,650	\$465,222,680	\$550,252,330	4,410	\$119	\$95,754	\$523,899	\$619,654	\$483,009,070	\$123	88%
Duplex/Triplex	904	122.49	1,971,686	\$18,308,800	\$115,076,940	\$133,385,740	2,181	\$58	\$20,253	\$127,298	\$147,551			
Condominiums/Coops	3,037	7.75	3,688,371	\$0	\$412,250,411	\$412,250,411	1,214	\$112	\$0	\$135,743	\$135,743			
Multifamily	795	270.06	6,616,662	\$68,439,460	\$212,211,910	\$280,651,370	8,323	\$32	\$86,087	\$266,933	\$353,021			
<b>SUBTOTAL</b>	<b>28,570</b>	<b>5516.21</b>	<b>49,714,396</b>	<b>\$789,103,180</b>	<b>\$3,922,558,944</b>	<b>\$4,711,662,124</b>	<b>1,740</b>	<b>\$79</b>	<b>\$27,620</b>	<b>\$137,296</b>	<b>\$164,916</b>			
<b>2008-2009</b>														
Single Family	4,783	939.98	7,324,523	\$137,816,140	\$671,622,740	\$809,438,880	1,531	\$92	\$28,814	\$140,419	\$169,232	\$814,174,220	\$111	101%
0 - 1,250 SF	2,128	294.44	2,085,849	\$37,332,380	\$145,782,360	\$183,114,740	980	\$70	\$17,543	\$68,507	\$86,050	\$186,679,140	\$89	102%
1,251 - 2,000 SF	1,810	320.35	2,805,745	\$49,916,410	\$244,073,840	\$293,990,250	1,550	\$87	\$27,578	\$134,847	\$162,426	\$296,936,630	\$106	101%
2,001 - 3,500 SF	691	200.32	1,745,241	\$34,132,700	\$186,516,860	\$220,649,560	2,526	\$107	\$49,396	\$269,923	\$319,319	\$218,122,870	\$125	99%
> 3,500 SF	154	124.88	687,688	\$16,434,650	\$95,249,680	\$111,684,330	4,466	\$139	\$106,719	\$618,504	\$725,223	\$112,435,580	\$163	101%
Duplex/Triplex	185	24.05	407,982	\$3,622,640	\$23,690,880	\$27,313,520	2,205	\$58	\$19,582	\$128,059	\$147,641			
Condominiums/Coops	810	2.86	927,932	\$0	\$123,604,820	\$123,604,820	1,146	\$133	\$0	\$152,599	\$152,599			
Multifamily	171	50.22	1,466,717	\$12,441,950	\$48,121,720	\$60,563,670	8,577	\$33	\$72,760	\$281,414	\$354,174			
<b>SUBTOTAL</b>	<b>5,949</b>	<b>1017.12</b>	<b>10,127,154</b>	<b>\$153,880,730</b>	<b>\$867,040,160</b>	<b>\$1,020,920,890</b>	<b>1,702</b>	<b>\$86</b>	<b>\$25,867</b>	<b>\$145,746</b>	<b>\$171,612</b>			
<b>2010 - 2012</b>														
Single Family	8,016	1613.38	12,846,656	\$246,968,610	\$1,150,358,995	\$1,397,327,605	1,603	\$90	\$30,809	\$143,508	\$174,317	\$1,432,397,305	\$111	103%
0 - 1,250 SF	3,228	456.41	3,204,527	\$58,542,470	\$215,390,855	\$273,933,325	993	\$67	\$18,136	\$66,726	\$84,862	\$278,001,350	\$87	101%
1,251 - 2,000 SF	3,113	554.82	4,865,817	\$89,450,060	\$418,048,550	\$507,498,610	1,563	\$86	\$28,734	\$134,291	\$163,026	\$517,165,730	\$106	102%
2,001 - 3,500 SF	1,385	408.67	3,501,468	\$69,561,260	\$361,513,800	\$431,075,060	2,528	\$103	\$50,225	\$261,021	\$311,246	\$443,077,965	\$127	103%
> 3,500 SF	290	193.48	1,274,844	\$29,414,820	\$155,405,790	\$184,820,610	4,396	\$122	\$101,430	\$535,882	\$637,312	\$194,152,260	\$152	105%
Duplex/Triplex	311	43.84	660,112	\$6,396,450	\$37,920,450	\$44,316,900	2,123	\$57	\$20,567	\$121,931	\$142,498			
Condominiums/Coops	1,308	4.59	1,623,121	\$0	\$206,305,770	\$206,305,770	1,241	\$127	\$0	\$157,726	\$157,726			
Multifamily	303	145.97	3,260,149	\$28,950,960	\$142,555,210	\$171,506,170	10,760	\$44	\$95,548	\$470,479	\$566,027			
<b>SUBTOTAL</b>	<b>9,938</b>	<b>1807.78</b>	<b>18,390,038</b>	<b>\$282,316,020</b>	<b>\$1,537,140,425</b>	<b>\$1,819,456,445</b>	<b>1,850</b>	<b>\$84</b>	<b>\$28,408</b>	<b>\$154,673</b>	<b>\$183,081</b>			
<b>TOTAL</b>														
Single Family	36,633	7669.28	57,608,856	\$1,087,139,670	\$5,005,001,418	\$6,092,141,088	1,573	\$87	\$29,677	\$136,625	\$166,302	\$5,651,828,168	\$98	93%
0 - 1,250 SF	16,111	2330.24	15,857,230	\$280,442,040	\$1,061,196,025	\$1,341,638,065	984	\$67	\$17,407	\$65,868	\$83,275	\$1,294,459,885	\$82	96%
1,251 - 2,000 SF	13,153	2454.18	20,534,878	\$369,830,190	\$1,691,194,210	\$2,061,024,400	1,561	\$82	\$28,118	\$128,579	\$156,696	\$1,906,913,560	\$93	93%
2,001 - 3,500 SF	6,037	1877.26	15,337,838	\$305,988,320	\$1,536,733,033	\$1,842,721,353	2,541	\$100	\$50,685	\$254,552	\$305,238	\$1,660,857,813	\$108	90%
> 3,500 SF	1,332	1007.59	5,878,910	\$130,879,120	\$715,878,150	\$846,757,270	4,414	\$122	\$98,258	\$537,446	\$635,704	\$789,596,910	\$134	93%
Duplex/Triplex	1,400	190.38	3,039,780	\$28,327,890	\$176,688,270	\$205,016,160	2,171	\$58	\$20,234	\$126,206	\$146,440			
Condominiums/Coops	5,155	15.20	6,239,424	\$0	\$742,161,001	\$742,161,001	1,210	\$119	\$0	\$143,969	\$143,969			
Multifamily	1,269	466.25	11,343,528	\$109,832,370	\$402,888,840	\$512,721,210	8,939	\$36	\$86,550	\$317,485	\$404,036			
<b>TOTAL</b>	<b>44,457</b>	<b>8341.10</b>	<b>78,231,588</b>	<b>\$1,225,299,930</b>	<b>\$6,326,739,529</b>	<b>\$7,552,039,459</b>	<b>1,760</b>	<b>\$81</b>	<b>\$27,561</b>	<b>\$142,311</b>	<b>\$169,873</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

## Appendices: Section 6

**Table 6-6**  
**Sales Analysis by Last Sale Date**  
**Suburban Submarket 3**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>PRE-2008</b>														
Single Family	21,318	7703.91	27,259,393	\$499,949,550	\$1,942,195,359	\$2,442,144,909	1,279	\$71	\$23,452	\$91,106	\$114,558	\$2,184,119,778	\$80	89%
0 - 1,250 SF	13,049	3677.98	13,470,037	\$267,060,970	\$944,774,569	\$1,211,835,539	1,032	\$70	\$20,466	\$72,402	\$92,868	\$1,083,299,716	\$80	89%
1,251 - 2,000 SF	6,873	2800.40	10,362,013	\$179,940,390	\$739,752,840	\$919,693,230	1,508	\$71	\$26,181	\$107,632	\$133,812	\$822,600,032	\$79	89%
2,001 - 3,500 SF	1,351	1145.65	3,241,699	\$50,607,910	\$245,786,420	\$296,394,330	2,399	\$76	\$37,460	\$181,929	\$219,389	\$265,240,060	\$82	89%
> 3,500 SF	45	79.88	185,644	\$2,340,280	\$11,881,530	\$14,221,810	4,125	\$64	\$52,006	\$264,034	\$316,040	\$12,979,970	\$70	91%
Duplex/Triplex	195	44.31	322,876	\$3,469,250	\$17,087,740	\$20,556,990	1,656	\$53	\$17,791	\$87,629	\$105,420			
Condominiums/Coops	775	510.44	1,042,632	\$0	\$93,325,350	\$93,325,350	1,345	\$90	\$0	\$120,420	\$120,420			
Multifamily	295	194.63	2,979,546	\$25,533,470	\$85,092,870	\$110,626,340	10,100	\$29	\$86,554	\$288,450	\$375,005			
<b>SUBTOTAL</b>	<b>22,583</b>	<b>8453.29</b>	<b>31,604,447</b>	<b>\$528,952,270</b>	<b>\$2,137,701,319</b>	<b>\$2,666,653,589</b>	<b>1,399</b>	<b>\$68</b>	<b>\$23,423</b>	<b>\$94,660</b>	<b>\$118,082</b>			
<b>2008-2009</b>														
Single Family	4,016	1368.92	5,056,589	\$92,379,050	\$352,219,630	\$444,598,680	1,259	\$70	\$23,003	\$87,704	\$110,707	\$457,298,985	\$90	103%
0 - 1,250 SF	2,510	697.73	2,589,814	\$50,890,960	\$176,752,080	\$227,643,040	1,032	\$68	\$20,275	\$70,419	\$90,694	\$237,644,220	\$92	104%
1,251 - 2,000 SF	1,312	506.53	1,978,945	\$33,954,020	\$136,916,210	\$170,870,230	1,508	\$69	\$25,880	\$104,357	\$130,236	\$174,296,535	\$88	102%
2,001 - 3,500 SF	185	137.41	443,866	\$6,911,190	\$34,610,610	\$41,521,800	2,399	\$78	\$37,358	\$187,084	\$224,442	\$40,871,560	\$92	98%
> 3,500 SF	9	27.25	43,964	\$622,880	\$3,940,730	\$4,563,610	4,885	\$90	\$69,209	\$437,859	\$507,068	\$4,486,670	\$102	98%
Duplex/Triplex	30	7.69	49,356	\$541,840	\$2,476,060	\$3,017,900	1,645	\$50	\$18,061	\$82,535	\$100,597			
Condominiums/Coops	180	27.44	257,677	\$0	\$21,740,170	\$21,740,170	1,432	\$84	\$0	\$120,779	\$120,779			
Multifamily	75	44.47	728,071	\$6,137,850	\$22,523,080	\$28,660,930	9,708	\$31	\$81,838	\$300,308	\$382,146			
<b>SUBTOTAL</b>	<b>4,301</b>	<b>1448.52</b>	<b>6,091,693</b>	<b>\$99,058,740</b>	<b>\$398,958,940</b>	<b>\$498,017,680</b>	<b>1,416</b>	<b>\$65</b>	<b>\$23,032</b>	<b>\$92,760</b>	<b>\$115,791</b>			
<b>2010 - 2012</b>														
Single Family	6,117	2152.83	7,679,703	\$139,877,604	\$498,382,216	\$638,259,820	1,255	\$65	\$22,867	\$81,475	\$104,342	\$631,986,361	\$82	99%
0 - 1,250 SF	3,862	1089.86	4,007,051	\$78,585,020	\$253,160,030	\$331,745,050	1,038	\$63	\$20,348	\$65,552	\$85,900	\$324,107,241	\$81	98%
1,251 - 2,000 SF	1,938	829.07	2,898,042	\$49,269,434	\$190,066,456	\$239,335,890	1,495	\$66	\$25,423	\$98,074	\$123,496	\$239,326,780	\$83	100%
2,001 - 3,500 SF	307	211.04	735,252	\$11,458,770	\$52,257,250	\$63,716,020	2,395	\$71	\$37,325	\$170,219	\$207,544	\$65,270,730	\$89	102%
> 3,500 SF	10	22.86	39,358	\$564,380	\$2,898,480	\$3,462,860	3,936	\$74	\$56,438	\$289,848	\$346,286	\$3,281,610	\$83	95%
Duplex/Triplex	51	18.45	81,299	\$903,420	\$3,726,190	\$4,629,610	1,594	\$46	\$17,714	\$73,063	\$90,777			
Condominiums/Coops	326	120.76	411,856	\$0	\$32,288,630	\$32,288,630	1,263	\$78	\$0	\$99,045	\$99,045			
Multifamily	83	132.56	1,636,820	\$9,984,260	\$46,638,940	\$56,623,200	19,721	\$28	\$120,292	\$561,915	\$682,207			
<b>SUBTOTAL</b>	<b>6,577</b>	<b>2424.59</b>	<b>9,809,678</b>	<b>\$150,765,284</b>	<b>\$581,035,976</b>	<b>\$731,801,260</b>	<b>1,492</b>	<b>\$59</b>	<b>\$22,923</b>	<b>\$88,344</b>	<b>\$111,267</b>			
<b>TOTAL</b>														
Single Family	31,451	11225.65	39,995,685	\$732,206,204	\$2,792,797,205	\$3,525,003,409	1,272	\$70	\$23,281	\$88,798	\$112,079	\$3,273,405,124	\$82	93%
0 - 1,250 SF	19,421	5465.57	20,066,902	\$396,536,950	\$1,374,686,679	\$1,771,223,629	1,033	\$69	\$20,418	\$70,784	\$91,201	\$1,645,051,177	\$82	93%
1,251 - 2,000 SF	10,123	4136.00	15,239,000	\$263,163,844	\$1,066,735,506	\$1,329,899,350	1,505	\$70	\$25,997	\$105,377	\$131,374	\$1,236,223,347	\$81	93%
2,001 - 3,500 SF	1,843	1494.10	4,420,817	\$68,977,870	\$332,654,280	\$401,632,150	2,399	\$75	\$37,427	\$180,496	\$217,923	\$371,382,350	\$84	92%
> 3,500 SF	64	129.99	268,966	\$3,527,540	\$18,720,740	\$22,248,280	4,203	\$70	\$55,118	\$292,512	\$347,629	\$20,748,250	\$77	93%
Duplex/Triplex	276	70.46	453,531	\$4,914,510	\$23,289,990	\$28,204,500	1,643	\$51	\$17,806	\$84,384	\$102,190			
Condominiums/Coops	1,281	658.64	1,712,165	\$0	\$147,354,150	\$147,354,150	1,337	\$86	\$0	\$115,031	\$115,031			
Multifamily	453	371.66	5,344,437	\$41,655,580	\$154,254,890	\$195,910,470	11,798	\$29	\$91,955	\$340,519	\$432,473			
<b>TOTAL</b>	<b>33,461</b>	<b>12326.41</b>	<b>47,505,818</b>	<b>\$778,776,294</b>	<b>\$3,117,696,235</b>	<b>\$3,896,472,529</b>	<b>1,420</b>	<b>\$66</b>	<b>\$23,274</b>	<b>\$93,174</b>	<b>\$116,448</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 6-7**  
**Sales Analysis by Last Sale Date**  
**Suburban Submarket 4**

Land Use	Sales			Assessed Value			Average Values					Sales		
	Parcel Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>PRE-2008</b>														
Single Family	33,421	13898.39	49,982,089	\$974,232,470	\$4,198,620,812	\$5,172,853,282	1,496	\$84	\$29,150	\$125,628	\$154,779	\$4,612,956,046	\$92	89%
0 - 1,250 SF	13,868	3618.19	14,764,889	\$296,708,760	\$1,206,571,840	\$1,503,280,600	1,065	\$82	\$21,395	\$87,004	\$108,399	\$1,337,652,645	\$91	89%
1,251 - 2,000 SF	14,152	5237.62	21,987,130	\$417,469,900	\$1,821,806,492	\$2,239,276,392	1,554	\$83	\$29,499	\$128,731	\$158,230	\$1,975,533,824	\$90	88%
2,001 - 3,500 SF	5,225	4469.58	12,511,942	\$246,177,060	\$1,098,751,880	\$1,344,928,940	2,395	\$88	\$47,115	\$210,287	\$257,403	\$1,220,805,787	\$98	91%
> 3,500 SF	176	572.99	718,128	\$13,876,750	\$71,490,600	\$85,367,350	4,080	\$100	\$78,845	\$406,197	\$485,042	\$78,963,790	\$110	92%
Duplex/Triplex	20	5.22	34,369	\$563,350	\$2,071,430	\$2,634,780	1,718	\$60	\$28,168	\$103,572	\$131,739			
Condominiums/Coops	4,123	147.75	5,332,151	\$0	\$476,945,765	\$476,945,765	1,293	\$89	\$0	\$115,679	\$115,679			
Multifamily	389	442.48	7,580,819	\$60,287,800	\$194,893,070	\$255,180,870	19,488	\$26	\$154,981	\$501,010	\$655,992			
<b>SUBTOTAL</b>	<b>37,953</b>	<b>14493.83</b>	<b>62,929,428</b>	<b>\$1,035,083,620</b>	<b>\$4,872,531,077</b>	<b>\$5,907,614,697</b>	<b>1,658</b>	<b>\$77</b>	<b>\$27,273</b>	<b>\$128,383</b>	<b>\$155,656</b>			
<b>2008-2009</b>														
Single Family	6,294	2406.81	9,314,725	\$186,259,890	\$783,227,720	\$969,487,610	1,480	\$84	\$29,593	\$124,440	\$154,034	\$965,447,537	\$104	100%
0 - 1,250 SF	2,724	706.56	2,897,416	\$58,617,580	\$240,623,780	\$299,241,360	1,064	\$83	\$21,519	\$88,335	\$109,854	\$300,067,339	\$104	100%
1,251 - 2,000 SF	2,599	1000.02	4,032,290	\$79,704,880	\$330,822,500	\$410,527,380	1,551	\$82	\$30,668	\$127,288	\$157,956	\$407,819,060	\$101	99%
2,001 - 3,500 SF	941	620.05	2,264,819	\$45,266,030	\$199,800,840	\$245,066,870	2,407	\$88	\$48,104	\$212,328	\$260,432	\$243,147,478	\$107	99%
> 3,500 SF	30	80.18	120,200	\$2,671,400	\$11,980,600	\$14,652,000	4,007	\$100	\$89,047	\$399,353	\$488,400	\$14,413,660	\$120	98%
Duplex/Triplex	-	0.00	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Condominiums/Coops	1,183	9.85	1,473,354	\$1,990	\$131,258,470	\$131,260,460	1,245	\$89	\$2	\$110,954	\$110,956			
Multifamily	54	75.74	1,022,114	\$9,321,000	\$35,756,100	\$45,077,100	18,928	\$35	\$172,611	\$662,150	\$834,761			
<b>SUBTOTAL</b>	<b>7,531</b>	<b>2492.40</b>	<b>11,810,193</b>	<b>\$195,582,880</b>	<b>\$950,242,290</b>	<b>\$1,145,825,170</b>	<b>1,568</b>	<b>\$80</b>	<b>\$25,970</b>	<b>\$126,177</b>	<b>\$152,148</b>			
<b>2010 - 2012</b>														
Single Family	9,927	3929.09	14,960,672	\$295,126,080	\$1,187,767,150	\$1,482,893,230	1,507	\$79	\$29,730	\$119,650	\$149,380	\$1,519,175,670	\$102	102%
0 - 1,250 SF	4,030	1099.47	4,301,096	\$88,041,810	\$333,681,120	\$421,722,930	1,067	\$78	\$21,847	\$82,799	\$104,646	\$432,730,290	\$101	103%
1,251 - 2,000 SF	4,276	1499.79	6,624,334	\$126,583,220	\$515,474,250	\$642,057,470	1,549	\$78	\$29,603	\$120,551	\$150,154	\$657,942,860	\$99	102%
2,001 - 3,500 SF	1,566	1139.71	3,808,093	\$75,699,550	\$318,373,940	\$394,073,490	2,432	\$84	\$48,339	\$203,304	\$251,643	\$403,833,730	\$106	102%
> 3,500 SF	55	190.11	227,149	\$4,801,500	\$20,237,840	\$25,039,340	4,130	\$89	\$87,300	\$367,961	\$455,261	\$24,668,790	\$109	99%
Duplex/Triplex	11	1.94	19,808	\$234,000	\$999,300	\$1,233,300	1,801	\$50	\$21,273	\$90,845	\$112,118			
Condominiums/Coops	1,393	1534.91	1,809,552	\$17,000	\$159,796,250	\$159,813,250	1,299	\$88	\$12	\$114,714	\$114,726			
Multifamily	147	205.74	3,872,718	\$27,844,500	\$114,475,540	\$142,320,040	26,345	\$30	\$189,418	\$778,745	\$968,164			
<b>SUBTOTAL</b>	<b>11,478</b>	<b>5671.69</b>	<b>20,662,750</b>	<b>\$323,221,580</b>	<b>\$1,463,038,240</b>	<b>\$1,786,259,820</b>	<b>1,800</b>	<b>\$71</b>	<b>\$28,160</b>	<b>\$127,465</b>	<b>\$155,625</b>			
<b>TOTAL</b>														
Single Family	49,642	20234.29	74,257,486	\$1,455,618,440	\$6,169,615,682	\$7,625,234,122	1,496	\$83	\$29,322	\$124,282	\$153,604	\$7,097,579,253	\$96	93%
0 - 1,250 SF	20,622	5424.22	21,963,401	\$443,368,150	\$1,780,876,740	\$2,224,244,890	1,065	\$81	\$21,500	\$86,358	\$107,858	\$2,070,450,274	\$94	93%
1,251 - 2,000 SF	21,027	7737.44	32,643,754	\$623,758,000	\$2,668,103,242	\$3,291,861,242	1,552	\$82	\$29,665	\$126,889	\$156,554	\$3,041,295,744	\$93	92%
2,001 - 3,500 SF	7,732	6229.35	18,584,854	\$367,142,640	\$1,616,926,660	\$1,984,069,300	2,404	\$87	\$47,484	\$209,121	\$256,605	\$1,867,786,995	\$101	94%
> 3,500 SF	261	843.28	1,065,477	\$21,349,650	\$103,709,040	\$125,058,690	4,082	\$97	\$81,799	\$397,353	\$479,152	\$118,046,240	\$111	94%
Duplex/Triplex	31	7.16	54,177	\$797,350	\$3,070,730	\$3,868,080	1,748	\$57	\$25,721	\$99,056	\$124,777			
Condominiums/Coops	6,699	1692.50	8,615,057	\$18,990	\$768,000,485	\$768,019,475	1,286	\$89	\$3	\$114,644	\$114,647			
Multifamily	590	723.96	12,475,651	\$97,453,300	\$345,124,710	\$442,578,010	21,145	\$28	\$165,175	\$584,957	\$750,132			
<b>TOTAL</b>	<b>56,962</b>	<b>22657.92</b>	<b>95,402,371</b>	<b>\$1,553,888,080</b>	<b>\$7,285,811,607</b>	<b>\$8,839,699,687</b>	<b>1,675</b>	<b>\$76</b>	<b>\$27,279</b>	<b>\$127,907</b>	<b>\$155,186</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.



**Table 6-8**  
**Sales Analysis by Last Sale Date**  
**Suburban Submarket 5**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>PRE-2008</b>														
Single Family	21,135	9553.83	47,817,271	\$1,093,914,240	\$4,587,877,860	\$5,681,792,100	2,262	\$96	\$51,758	\$217,075	\$268,833	\$5,054,173,768	\$106	89%
0 - 1,250 SF	2,165	600.38	2,168,708	\$58,680,590	\$228,180,610	\$286,861,200	1,002	\$105	\$27,104	\$105,395	\$132,499	\$259,750,441	\$120	91%
1,251 - 2,000 SF	6,585	2068.21	10,920,258	\$234,940,470	\$972,752,100	\$1,207,692,570	1,658	\$89	\$35,678	\$147,722	\$183,401	\$1,043,363,016	\$96	86%
2,001 - 3,500 SF	10,710	4620.57	27,469,490	\$594,749,840	\$2,536,541,010	\$3,131,290,850	2,565	\$92	\$55,532	\$236,839	\$292,371	\$2,770,588,201	\$101	88%
> 3,500 SF	1,675	2264.67	7,258,815	\$205,543,340	\$850,404,140	\$1,055,947,480	4,334	\$117	\$122,712	\$507,704	\$630,416	\$980,472,110	\$135	93%
Duplex/Triplex	25	7.46	53,905	\$925,500	\$3,887,730	\$4,813,230	2,156	\$72	\$37,020	\$155,509	\$192,529			
Condominiums/Coops	3,939	37.27	6,158,507	\$0	\$637,581,410	\$637,581,410	1,563	\$104	\$0	\$161,864	\$161,864			
Multifamily	56	332.42	4,722,930	\$49,472,060	\$140,105,760	\$189,577,820	84,338	\$30	\$883,430	\$2,501,889	\$3,385,318			
<b>SUBTOTAL</b>	<b>25,155</b>	<b>9930.98</b>	<b>58,752,613</b>	<b>\$1,144,311,800</b>	<b>\$5,369,452,760</b>	<b>\$6,513,764,560</b>	<b>2,336</b>	<b>\$91</b>	<b>\$45,490</b>	<b>\$213,455</b>	<b>\$258,945</b>			
<b>2008-2009</b>														
Single Family	3,820	1666.74	8,627,637	\$206,462,340	\$883,495,100	\$1,089,957,440	2,259	\$102	\$54,048	\$231,281	\$285,329	\$1,096,737,391	\$127	101%
0 - 1,250 SF	424	109.32	435,059	\$11,199,600	\$44,725,400	\$55,925,000	1,026	\$103	\$26,414	\$105,484	\$131,899	\$56,947,110	\$131	102%
1,251 - 2,000 SF	1,218	360.21	2,012,817	\$43,452,140	\$182,939,250	\$226,391,390	1,653	\$91	\$35,675	\$150,196	\$185,871	\$226,788,351	\$113	100%
2,001 - 3,500 SF	1,858	796.68	4,754,141	\$108,534,410	\$471,769,230	\$580,303,640	2,559	\$99	\$58,415	\$253,912	\$312,327	\$582,848,120	\$123	100%
> 3,500 SF	320	400.54	1,425,620	\$43,276,190	\$184,061,220	\$227,337,410	4,455	\$129	\$135,238	\$575,191	\$710,429	\$230,153,810	\$161	101%
Duplex/Triplex	6	1.41	13,821	\$155,000	\$817,000	\$972,000	2,304	\$59	\$25,833	\$136,167	\$162,000			
Condominiums/Coops	993	10.07	1,450,955	\$0	\$170,881,470	\$170,881,470	1,461	\$118	\$0	\$172,086	\$172,086			
Multifamily	13	80.75	1,127,926	\$10,666,850	\$53,186,180	\$63,853,030	86,764	\$47	\$820,527	\$4,091,245	\$4,911,772			
<b>SUBTOTAL</b>	<b>4,832</b>	<b>1758.97</b>	<b>11,220,339</b>	<b>\$217,284,190</b>	<b>\$1,108,379,750</b>	<b>\$1,325,663,940</b>	<b>2,322</b>	<b>\$99</b>	<b>\$44,968</b>	<b>\$229,383</b>	<b>\$274,351</b>			
<b>2010 - 2012</b>														
Single Family	6,950	3106.53	15,875,694	\$388,470,348	\$1,524,076,042	\$1,912,546,390	2,284	\$96	\$55,895	\$219,292	\$275,187	\$1,985,727,935	\$125	104%
0 - 1,250 SF	722	194.63	746,958	\$18,974,290	\$70,360,390	\$89,334,680	1,035	\$94	\$26,280	\$97,452	\$123,732	\$101,557,740	\$136	114%
1,251 - 2,000 SF	2,272	657.33	3,769,714	\$83,862,590	\$331,183,740	\$415,046,330	1,659	\$88	\$36,911	\$145,767	\$182,679	\$430,977,560	\$114	104%
2,001 - 3,500 SF	3,322	1484.39	8,528,598	\$200,160,928	\$790,424,562	\$990,585,490	2,567	\$93	\$60,253	\$237,936	\$298,189	\$1,025,914,375	\$120	104%
> 3,500 SF	634	770.19	2,830,424	\$85,472,540	\$332,107,350	\$417,579,890	4,464	\$117	\$134,815	\$523,829	\$658,643	\$427,278,260	\$151	102%
Duplex/Triplex	7	1.53	14,751	\$195,600	\$840,210	\$1,035,810	2,107	\$57	\$27,943	\$120,030	\$147,973			
Condominiums/Coops	1,602	0.00	2,493,985	\$0	\$267,569,200	\$267,569,200	1,557	\$107	\$0	\$167,022	\$167,022			
Multifamily	30	147.39	2,533,488	\$27,621,010	\$125,495,690	\$153,116,700	84,450	\$50	\$920,700	\$4,183,190	\$5,103,890			
<b>SUBTOTAL</b>	<b>8,589</b>	<b>3255.44</b>	<b>20,917,918</b>	<b>\$416,286,958</b>	<b>\$1,917,981,142</b>	<b>\$2,334,268,100</b>	<b>2,435</b>	<b>\$92</b>	<b>\$48,467</b>	<b>\$223,307</b>	<b>\$271,774</b>			
<b>TOTAL</b>														
Single Family	31,905	14327.11	72,320,602	\$1,688,846,928	\$6,995,449,002	\$8,684,295,930	2,267	\$97	\$52,934	\$219,259	\$272,192	\$8,136,639,094	\$113	94%
0 - 1,250 SF	3,311	904.33	3,350,725	\$88,854,480	\$343,266,400	\$432,120,880	1,012	\$102	\$26,836	\$103,675	\$130,511	\$418,255,291	\$125	97%
1,251 - 2,000 SF	10,075	3085.74	16,702,789	\$362,255,200	\$1,486,875,090	\$1,849,130,290	1,658	\$89	\$35,956	\$147,581	\$183,537	\$1,701,128,927	\$102	92%
2,001 - 3,500 SF	15,890	6901.63	40,752,229	\$903,445,178	\$3,798,734,802	\$4,702,179,980	2,565	\$93	\$56,856	\$239,064	\$295,921	\$4,379,350,696	\$107	93%
> 3,500 SF	2,629	3435.40	11,514,859	\$334,292,070	\$1,366,572,710	\$1,700,864,780	4,380	\$119	\$127,156	\$519,807	\$646,963	\$1,637,904,180	\$142	96%
Duplex/Triplex	38	10.40	82,477	\$1,276,100	\$5,544,940	\$6,821,040	2,170	\$67	\$33,582	\$145,919	\$179,501			
Condominiums/Coops	6,534	47.34	10,103,447	\$0	\$1,076,032,080	\$1,076,032,080	1,546	\$107	\$0	\$164,682	\$164,682			
Multifamily	99	560.55	8,384,344	\$87,759,920	\$318,787,630	\$406,547,550	84,690	\$38	\$886,464	\$3,220,077	\$4,106,541			
<b>TOTAL</b>	<b>38,576</b>	<b>14945.40</b>	<b>90,890,870</b>	<b>\$1,777,882,948</b>	<b>\$8,395,813,652</b>	<b>\$10,173,696,600</b>	<b>2,356</b>	<b>\$92</b>	<b>\$46,088</b>	<b>\$217,643</b>	<b>\$263,731</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc, 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 6-9**  
**Repeat Sales Analysis by Last Sale Date**  
**West End Neighborhoods; Investor Sales**

		Average Values					Sales			Repeat Sales	
	Number of			Land	Bldg.	Assess.			% Sales	Sales as %	
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Avg. Val/SF	Val of Assess. Val	% of All Sales	Investor Sales
PRE-2008											
Single Family	736	1,149	\$26	\$7,575	\$29,774	\$37,350	\$34,405,474	\$41	125%	9%	92%
0 - 1,250 SF	527	963	\$27	\$7,444	\$26,341	\$33,786	\$23,908,524	\$47	134%	11%	66%
1,251 - 2,000 SF	183	1,516	\$25	\$7,981	\$38,424	\$46,405	\$9,442,350	\$34	111%	7%	23%
2,001 - 3,500 SF	26	2,336	\$16	\$7,384	\$38,470	\$45,854	\$1,054,600	\$17	88%	7%	3%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	54	1,988	\$20	\$8,222	\$38,796	\$47,018	\$2,710,000	\$25	107%		
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Multifamily	12	3,841	\$27	\$21,065	\$104,622	\$125,687	\$1,262,280	\$0	0%		
SUBTOTAL	802	1,246	\$25	\$7,821	\$31,501	\$39,322	\$38,377,754	\$38	122%		
2008-2009											
Single Family	97	1,284	\$21	\$7,209	\$26,669	\$33,878	\$3,326,360	\$27	101%	6%	98%
0 - 1,250 SF	50	987	\$19	\$6,846	\$19,219	\$26,065	\$1,437,820	\$29	110%	5%	51%
1,251 - 2,000 SF	43	1,545	\$23	\$7,651	\$35,713	\$43,365	\$1,755,440	\$26	94%	8%	43%
2,001 - 3,500 SF	4	2,192	\$10	\$7,000	\$22,565	\$29,565	\$133,100	\$15	113%	6%	4%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	2	2,528	\$1	\$5,000	\$2,000	\$7,000	\$16,500	\$3	118%		
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Multifamily	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
SUBTOTAL	99	1,309	\$20	\$7,165	\$26,171	\$33,335	\$3,342,860	\$26	101%		
2010 - 2012											
Single Family	124	1,152	\$23	\$8,303	\$26,479	\$34,781	\$3,527,920	\$25	82%	5%	90%
0 - 1,250 SF	85	910	\$22	\$7,606	\$20,281	\$27,888	\$1,988,950	\$26	84%	6%	62%
1,251 - 2,000 SF	37	1,639	\$23	\$9,540	\$37,577	\$47,117	\$1,357,420	\$22	78%	5%	27%
2,001 - 3,500 SF	2	2,384	\$35	\$15,000	\$84,550	\$99,550	\$181,550	\$38	91%	2%	1%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	14	2,086	\$15	\$8,999	\$30,351	\$39,350	\$341,380	\$12	62%		
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Multifamily	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
SUBTOTAL	138	1,247	\$22	\$8,373	\$26,872	\$35,245	\$3,869,300	\$22	80%		
TOTAL											
Single Family	957	1,163	\$25	\$7,633	\$29,032	\$36,665	\$41,259,754	\$37	118%	8%	92%
0 - 1,250 SF	662	958	\$26	\$7,420	\$25,025	\$32,445	\$27,335,294	\$43	127%	9%	64%
1,251 - 2,000 SF	263	1,538	\$25	\$8,146	\$37,862	\$46,008	\$12,555,210	\$31	104%	7%	25%
2,001 - 3,500 SF	32	2,321	\$17	\$7,812	\$39,362	\$47,174	\$1,369,250	\$18	91%	6%	3%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	70	2,023	\$18	\$8,285	\$36,055	\$44,341	\$3,067,880	\$22	99%		
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Multifamily	12	3,841	\$27	\$21,065	\$104,622	\$125,687	\$1,262,280	\$27	84%		
TOTAL	1,039	1,252	\$24	\$7,832	\$30,379	\$38,210	\$45,589,914	\$35	115%		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 6-10**  
**Repeat Sales Analysis by Last Sale Date**  
**Downtown, East & South Urban Neighborhoods; Investor Sales**

		Average Values					Sales			Repeat Sales	
	Number of			Land	Bldg.	Assess.		% Sales	Sales as %		
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Avg. Val of Assess.	% of All Sales	Investor Sales	
PRE-2008											
Single Family	1,096	1,566	\$81	\$27,986	\$126,534	\$154,520	\$152,861,687	\$89	90%	5%	82%
0 - 1,250 SF	518	974	\$56	\$14,978	\$54,359	\$69,337	\$33,002,166	\$65	92%	5%	39%
1,251 - 2,000 SF	354	1,537	\$75	\$25,363	\$114,811	\$140,174	\$50,152,241	\$92	101%	4%	26%
2,001 - 3,500 SF	175	2,554	\$98	\$52,173	\$250,545	\$302,718	\$44,240,020	\$99	84%	4%	13%
> 3,500 SF	49	4,509	\$118	\$98,068	\$531,316	\$629,384	\$25,467,260	\$115	83%	6%	4%
Duplex/Triplex	50	2,112	\$51	\$19,188	\$108,289	\$127,476	\$6,666,910	\$63	105%		
Condominiums/Coops	113	1,074	\$110	\$0	\$117,946	\$117,946	\$18,256,711	\$150	137%		
Multifamily	79	5,539	\$27	\$47,508	\$149,011	\$196,518	\$37,651,200	\$0	0%		
SUBTOTAL	1,338	1,779	\$71	\$26,446	\$126,454	\$152,900	\$215,436,508	\$90	105%		
2008-2009											
Single Family	147	1,758	\$82	\$31,319	\$144,749	\$176,069	\$25,051,790	\$97	97%	3%	70%
0 - 1,250 SF	56	1,007	\$63	\$16,818	\$62,960	\$79,779	\$4,011,420	\$71	90%	3%	27%
1,251 - 2,000 SF	51	1,549	\$82	\$27,849	\$126,256	\$154,104	\$7,369,110	\$93	94%	3%	24%
2,001 - 3,500 SF	30	2,589	\$99	\$53,869	\$255,136	\$309,005	\$9,024,120	\$116	97%	4%	14%
> 3,500 SF	10	4,533	\$81	\$62,576	\$365,926	\$428,502	\$4,647,140	\$103	108%	6%	5%
Duplex/Triplex	18	2,138	\$51	\$17,837	\$108,694	\$126,531	\$2,186,800	\$57	96%		
Condominiums/Coops	24	1,367	\$153	\$0	\$208,958	\$208,958	\$6,918,570	\$211	138%		
Multifamily	20	6,720	\$31	\$72,716	\$209,719	\$282,435	\$5,369,090	\$40	95%		
SUBTOTAL	209	2,221	\$70	\$30,523	\$155,235	\$185,758	\$39,526,250	\$85	102%		
2010 - 2012											
Single Family	445	1,702	\$91	\$32,153	\$154,662	\$186,815	\$80,769,550	\$107	97%	6%	83%
0 - 1,250 SF	180	952	\$58	\$16,619	\$55,154	\$71,773	\$11,650,840	\$68	90%	6%	34%
1,251 - 2,000 SF	157	1,581	\$84	\$29,048	\$132,817	\$161,865	\$23,999,350	\$97	94%	5%	29%
2,001 - 3,500 SF	78	2,603	\$119	\$51,031	\$309,090	\$360,121	\$28,198,690	\$139	100%	6%	15%
> 3,500 SF	30	4,499	\$103	\$92,523	\$464,522	\$557,045	\$16,920,670	\$125	101%	10%	6%
Duplex/Triplex	12	1,865	\$56	\$15,417	\$104,190	\$119,607	\$1,162,300	\$52	81%		
Condominiums/Coops	43	1,329	\$111	\$0	\$148,050	\$148,050	\$5,128,480	\$90	81%		
Multifamily	34	9,935	\$19	\$97,117	\$186,858	\$283,975	\$11,261,890	\$33	117%		
SUBTOTAL	534	2,200	\$70	\$33,324	\$155,045	\$188,369	\$98,322,220	\$84	98%		
TOTAL											
Single Family	1,688	1,619	\$84	\$29,375	\$135,535	\$164,910	\$258,683,027	\$95	93%	5%	81%
0 - 1,250 SF	754	971	\$57	\$15,506	\$55,188	\$70,694	\$48,664,426	\$66	91%	5%	36%
1,251 - 2,000 SF	562	1,550	\$78	\$26,618	\$120,880	\$147,498	\$81,520,701	\$94	98%	4%	27%
2,001 - 3,500 SF	283	2,571	\$104	\$52,038	\$267,168	\$319,206	\$81,462,830	\$112	90%	5%	14%
> 3,500 SF	89	4,508	\$109	\$92,211	\$490,218	\$582,429	\$47,035,070	\$117	91%	7%	4%
Duplex/Triplex	80	2,081	\$52	\$18,318	\$107,765	\$126,083	\$10,016,010	\$60	99%		
Condominiums/Coops	180	1,174	\$117	\$0	\$137,273	\$137,273	\$30,303,761	\$143	123%		
Multifamily	133	6,841	\$25	\$63,980	\$167,815	\$231,795	\$54,282,180	\$60	176%		
TOTAL	2,081	1,932	\$71	\$28,620	\$136,681	\$165,302	\$353,284,978	\$88	103%		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

Table 6-11

Repeat Sales Analysis by Last Sale Date  
Suburban Submarket 3; Investor Sales

Detailed Summary of Repeat Sales											
Land Use	Number of Sales	Average Values					Sales			Repeat Sales	
		SF/Sale	Val/SF	Land Val/Sale	Bldg. Val/Sale	Assess. Val/Sale	Value	Avg. Val/SF	% Sales Val of Assess. Val	% of All Sales	Sales as % of All Investor Sales
PRE-2008											
Single Family	1,338	1,374	\$75	\$25,916	\$102,559	\$128,475	\$110,242,912	\$60	64%	6%	98%
0 - 1,250 SF	585	1,033	\$67	\$20,506	\$69,189	\$89,694	\$38,211,561	\$63	73%	4%	43%
1,251 - 2,000 SF	667	1,549	\$78	\$29,545	\$121,537	\$151,082	\$60,188,891	\$58	60%	10%	49%
2,001 - 3,500 SF	86	2,336	\$78	\$34,579	\$182,357	\$216,937	\$11,842,460	\$59	63%	6%	6%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	21	1,546	\$53	\$15,381	\$82,230	\$97,611	\$1,410,780	\$43	69%		
Condominiums/Coops	10	1,036	\$74	\$0	\$76,582	\$76,582	\$2,159,930	\$209	282%		
Multifamily	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
SUBTOTAL	1,369	1,374	\$74	\$25,565	\$102,057	\$127,622	\$113,813,622	\$60	65%		
2008-2009											
Single Family	203	1,246	\$67	\$23,383	\$83,322	\$106,704	\$19,683,090	\$78	91%	5%	94%
0 - 1,250 SF	127	1,035	\$58	\$20,166	\$59,936	\$80,103	\$9,605,200	\$73	94%	5%	59%
1,251 - 2,000 SF	68	1,514	\$78	\$29,114	\$117,976	\$147,090	\$8,814,350	\$86	88%	5%	32%
2,001 - 3,500 SF	8	2,332	\$69	\$25,725	\$160,005	\$185,730	\$1,263,540	\$68	85%	4%	4%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Condominiums/Coops	6	663	\$63	\$0	\$42,000	\$42,000	\$245,000	\$62	97%		
Multifamily	6	4,939	\$29	\$27,333	\$145,000	\$172,333	\$1,114,000	\$38	108%		
SUBTOTAL	215	1,333	\$63	\$22,840	\$83,890	\$106,730	\$21,042,090	\$73	92%		
2010 - 2012											
Single Family	238	1,213	\$59	\$22,145	\$71,619	\$93,764	\$18,364,550	\$64	82%	4%	88%
0 - 1,250 SF	142	1,019	\$56	\$18,938	\$57,508	\$76,446	\$8,953,760	\$62	82%	4%	53%
1,251 - 2,000 SF	92	1,449	\$60	\$26,820	\$87,533	\$114,353	\$8,813,350	\$66	84%	5%	34%
2,001 - 3,500 SF	4	2,646	\$78	\$28,500	\$206,535	\$235,035	\$597,440	\$56	64%	1%	1%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	4	1,246	\$25	\$13,500	\$31,250	\$44,750	\$106,200	\$21	59%		
Condominiums/Coops	20	1,104	\$69	\$0	\$75,696	\$75,696	\$3,765,340	\$171	249%		
Multifamily	7	48,345	\$15	\$364,747	\$717,110	\$1,081,857	\$7,581,000	\$22	100%		
SUBTOTAL	269	2,432	\$36	\$29,286	\$88,119	\$117,405	\$29,817,090	\$46	94%		
TOTAL											
Single Family	1,779	1,338	\$72	\$25,123	\$96,224	\$121,347	\$148,290,552	\$62	69%	6%	96%
0 - 1,250 SF	854	1,031	\$64	\$20,195	\$65,871	\$86,065	\$56,770,521	\$64	77%	4%	46%
1,251 - 2,000 SF	827	1,535	\$77	\$29,206	\$117,462	\$146,668	\$77,816,591	\$61	64%	8%	45%
2,001 - 3,500 SF	98	2,348	\$77	\$33,608	\$181,520	\$215,128	\$13,703,440	\$60	65%	5%	5%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	0%	0%
Duplex/Triplex	25	1,498	\$49	\$15,080	\$74,073	\$89,153	\$1,516,980	\$41	68%		
Condominiums/Coops	36	1,011	\$70	\$0	\$70,326	\$70,326	\$6,170,270	\$169	244%		
Multifamily	13	28,311	\$16	\$209,018	\$453,059	\$662,077	\$8,695,000	\$24	101%		
TOTAL	1,853	1,523	\$64	\$25,789	\$97,926	\$123,715	\$164,672,802	\$58	72%		

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

Table 6-12

Repeat Sales Analysis by Last Sale Date  
Suburban Submarket 4; Investor Sales

		Average Values					Sales			Repeat Sales	
	Number of			Land	Bldg.	Assess.		% Sales		Sales as %	
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Avg. Val of Assess.	% of All Sales	Investor Sales	
PRE-2008											
Single Family	1,807	1,651	\$90	\$35,486	\$148,462	\$183,948	\$246,391,905	\$83	74%	5%	92%
0 - 1,250 SF	608	1,066	\$76	\$21,286	\$81,134	\$102,420	\$45,259,334	\$70	73%	4%	31%
1,251 - 2,000 SF	662	1,583	\$87	\$32,089	\$137,391	\$169,480	\$74,450,600	\$71	66%	5%	34%
2,001 - 3,500 SF	531	2,382	\$100	\$55,602	\$237,174	\$292,776	\$125,477,691	\$99	81%	10%	27%
> 3,500 SF	6	3,775	\$90	\$69,037	\$341,370	\$410,407	\$1,204,280	\$53	49%	3%	0%
Duplex/Triplex	6	1,028	\$47	\$16,600	\$48,500	\$65,100	\$315,520	\$51	81%		
Condominiums/Coops	119	1,251	\$95	\$0	\$118,506	\$118,506	\$11,429,320	\$77	81%		
Multifamily	28	24,260	\$31	\$194,354	\$758,960	\$953,314	\$47,246,010	\$0	0%		
SUBTOTAL	1,960	1,948	\$80	\$35,543	\$155,058	\$190,602	\$305,382,755	\$80	82%		
2008-2009											
Single Family	278	1,649	\$93	\$35,121	\$152,612	\$187,733	\$44,971,810	\$98	86%	4%	76%
0 - 1,250 SF	104	1,072	\$73	\$20,859	\$77,933	\$98,792	\$9,026,240	\$81	88%	4%	28%
1,251 - 2,000 SF	84	1,577	\$82	\$32,401	\$129,898	\$162,300	\$11,935,510	\$90	88%	3%	23%
2,001 - 3,500 SF	88	2,331	\$109	\$53,257	\$255,197	\$308,454	\$22,766,060	\$111	84%	9%	24%
> 3,500 SF	2	4,718	\$101	\$93,000	\$476,100	\$569,100	\$1,244,000	\$132	109%	7%	1%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Condominiums/Coops	83	1,098	\$84	\$0	\$92,006	\$92,006	\$23,478,240	\$258	307%		
Multifamily	6	4,505	\$33	\$34,647	\$149,520	\$184,167	\$2,385,000	\$88	216%		
SUBTOTAL	367	1,571	\$88	\$27,170	\$138,855	\$166,025	\$70,835,050	\$123	116%		
2010 - 2012											
Single Family	430	1,671	\$86	\$35,771	\$142,918	\$178,689	\$62,684,320	\$87	82%	4%	89%
0 - 1,250 SF	140	1,083	\$76	\$21,772	\$82,701	\$104,473	\$11,700,440	\$77	80%	3%	29%
1,251 - 2,000 SF	167	1,567	\$82	\$29,395	\$128,739	\$158,134	\$22,709,080	\$87	86%	4%	35%
2,001 - 3,500 SF	121	2,433	\$93	\$51,340	\$226,678	\$278,017	\$26,938,980	\$92	80%	8%	25%
> 3,500 SF	2	5,408	\$88	\$606,200	\$474,500	\$1,080,700	\$1,335,820	\$124	62%	4%	0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Condominiums/Coops	26	1,407	\$84	\$1,308	\$118,318	\$119,626	\$2,456,110	\$67	79%		
Multifamily	28	42,643	\$32	\$300,313	\$1,360,541	\$1,660,854	\$49,772,320	\$42	107%		
SUBTOTAL	484	4,027	\$53	\$49,224	\$212,037	\$261,261	\$114,912,750	\$59	91%		
TOTAL											
Single Family	2,515	1,654	\$89	\$35,495	\$147,973	\$183,467	\$354,048,035	\$85	77%	5%	89%
0 - 1,250 SF	852	1,070	\$76	\$21,314	\$81,001	\$102,315	\$65,986,014	\$72	76%	4%	30%
1,251 - 2,000 SF	913	1,579	\$86	\$31,625	\$135,119	\$166,744	\$109,095,190	\$76	72%	4%	32%
2,001 - 3,500 SF	740	2,384	\$100	\$54,626	\$237,601	\$292,227	\$175,182,731	\$99	81%	10%	26%
> 3,500 SF	10	4,290	\$92	\$181,262	\$394,942	\$576,204	\$3,784,100	\$88	66%	4%	0%
Duplex/Triplex	6	1,028	\$47	\$16,600	\$48,500	\$65,100	\$315,520	\$51	81%		
Condominiums/Coops	228	1,213	\$90	\$149	\$108,838	\$108,987	\$37,363,670	\$135	150%		
Multifamily	62	30,650	\$32	\$226,751	\$971,664	\$1,198,415	\$99,403,330	\$52	134%		
TOTAL	2,811	2,257	\$72	\$36,806	\$162,754	\$199,559	\$491,130,555	\$77	88%		

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

Table 6-13

Repeat Sales Analysis by Last Sale Date  
Suburban Submarket 5; Investor Sales

		Average Values					Sales			Repeat Sales	
	Number of			Land	Bldg.	Assess.		% Sales		Sales as %	
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Avg. Val of Assess.	% of All Sales	Investor Sales	
PRE-2008											
Single Family	1,691	2,220	\$100	\$51,345	\$222,039	\$273,384	\$333,222,701	\$89	72%	8%	93%
0 - 1,250 SF	126	962	\$119	\$31,678	\$114,240	\$145,918	\$12,782,460	\$105	70%	6%	7%
1,251 - 2,000 SF	539	1,665	\$93	\$36,476	\$154,630	\$191,106	\$65,169,541	\$73	63%	8%	30%
2,001 - 3,500 SF	927	2,509	\$99	\$55,975	\$247,837	\$303,812	\$204,407,500	\$88	73%	9%	51%
> 3,500 SF	99	4,134	\$117	\$113,979	\$484,683	\$598,662	\$50,863,200	\$124	86%	6%	5%
Duplex/Triplex	3	1,389	\$75	\$44,000	\$104,420	\$148,420	\$400,000	\$96	90%		
Condominiums/Coops	123	1,664	\$110	\$0	\$182,885	\$182,885	\$19,180,595	\$94	85%		
Multifamily	4	67,073	\$30	\$828,000	\$2,018,420	\$2,846,420	\$11,197,500	\$0	0%		
SUBTOTAL	1,821	2,324	\$96	\$49,571	\$223,147	\$272,718	\$364,000,796	\$86	73%		
2008-2009											
Single Family	225	2,588	\$105	\$64,466	\$272,507	\$336,972	\$71,706,500	\$123	95%	6%	89%
0 - 1,250 SF	9	1,016	\$82	\$24,000	\$83,691	\$107,691	\$895,920	\$98	92%	2%	4%
1,251 - 2,000 SF	52	1,654	\$84	\$34,181	\$138,430	\$172,611	\$9,025,240	\$105	101%	4%	21%
2,001 - 3,500 SF	134	2,610	\$101	\$63,780	\$263,047	\$326,826	\$41,002,880	\$117	94%	7%	53%
> 3,500 SF	30	4,577	\$132	\$132,164	\$603,805	\$735,969	\$20,782,460	\$151	94%	9%	12%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%		
Condominiums/Coops	24	1,664	\$109	\$0	\$181,372	\$181,372	\$4,304,920	\$108	99%		
Multifamily	4	4,087	\$31	\$52,430	\$126,800	\$179,230	\$537,690	\$33	75%		
SUBTOTAL	253	2,524	\$104	\$58,160	\$261,558	\$319,718	\$76,549,110	\$120	95%		
2010 - 2012											
Single Family	529	2,410	\$104	\$63,796	\$251,285	\$315,081	\$187,431,170	\$147	112%	8%	89%
0 - 1,250 SF	76	1,044	\$81	\$21,257	\$84,096	\$105,353	\$33,888,760	\$427	423%	11%	13%
1,251 - 2,000 SF	137	1,679	\$86	\$38,583	\$143,869	\$182,452	\$24,182,220	\$105	97%	6%	23%
2,001 - 3,500 SF	236	2,595	\$105	\$65,257	\$271,498	\$336,755	\$74,046,060	\$121	93%	7%	40%
> 3,500 SF	80	4,413	\$121	\$143,075	\$534,437	\$677,512	\$55,314,130	\$157	102%	13%	13%
Duplex/Triplex	2	2,145	\$61	\$22,000	\$131,200	\$153,200	\$306,400	\$71	100%		
Condominiums/Coops	62	1,466	\$113	\$0	\$165,971	\$165,971	\$11,756,440	\$129	114%		
Multifamily	2	409,957	\$89	\$5,616,000	\$36,470,250	\$42,086,250	\$44,544,950	\$54	53%		
SUBTOTAL	595	3,681	\$99	\$75,671	\$363,736	\$439,407	\$244,038,960	\$111	93%		
TOTAL											
Single Family	2,445	2,295	\$102	\$55,247	\$233,011	\$288,258	\$592,360,371	\$106	84%	8%	92%
0 - 1,250 SF	211	994	\$103	\$27,597	\$102,079	\$129,676	\$47,567,140	\$227	174%	6%	8%
1,251 - 2,000 SF	728	1,667	\$91	\$36,708	\$151,448	\$188,156	\$98,377,001	\$81	72%	7%	27%
2,001 - 3,500 SF	1,297	2,535	\$100	\$58,471	\$253,714	\$312,184	\$319,456,440	\$97	79%	8%	49%
> 3,500 SF	209	4,304	\$121	\$127,727	\$520,826	\$648,553	\$126,959,790	\$141	94%	8%	8%
Duplex/Triplex	5	1,691	\$68	\$35,200	\$115,132	\$150,332	\$706,400	\$84	94%		
Condominiums/Coops	209	1,605	\$111	\$0	\$177,694	\$177,694	\$35,241,955	\$105	95%		
Multifamily	10	110,455	\$74	\$1,475,372	\$8,152,138	\$9,627,510	\$56,280,140	\$51	58%		
TOTAL	2,669	2,645	\$98	\$56,204	\$258,129	\$314,333	\$684,588,866	\$97	82%		

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

\*Sales values were not calculated for multi-units and condos due to incomplete information.

Table 6-14

## Non Arm's-Length Sales; 2008-2009 and Since 2010

## Comparative Study Areas

	2008 - 2009 Sales						Sales Since 2010				
	AL		NAL		Total		AL		NAL		Total
West End Neighborhoods	1,537	83%	319	17%	1,856		2,290	73%	849	27%	3,139
Downtown, East & South Urban Neighborhoods	4,783	94%	314	6%	5,097		8,016	89%	956	11%	8,972
Suburban Submarket 3	4,016	94%	268	6%	4,284		2290	73%	852	27%	3142
Suburban Submarket 4	6,292	95%	343	5%	6,635		2290	75%	766	25%	3056
Suburban Submarket 5	3820	95%	213	5%	4033		6950	94%	449	6%	7399

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

Table 6-15

## Demolitions

## 2004 to 2012

	Geography			
	West End Neighborhoods	Downtown, East & South Urban Neighborhoods	Jefferson County Suburbs	Jefferson County
Year				
2004	66	2	0	68
2005	15	0	3	18
2006	70	10	19	99
2007	95	25	15	135
2008	111	30	19	160
2009	59	12	12	83
2010	67	16	11	94
2011	30	23	5	58
2012	49	15	11	75
2013	25	9	3	37
Total	587	142	98	827

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

Table 6-16

Apartment/Residential Rental Analysis

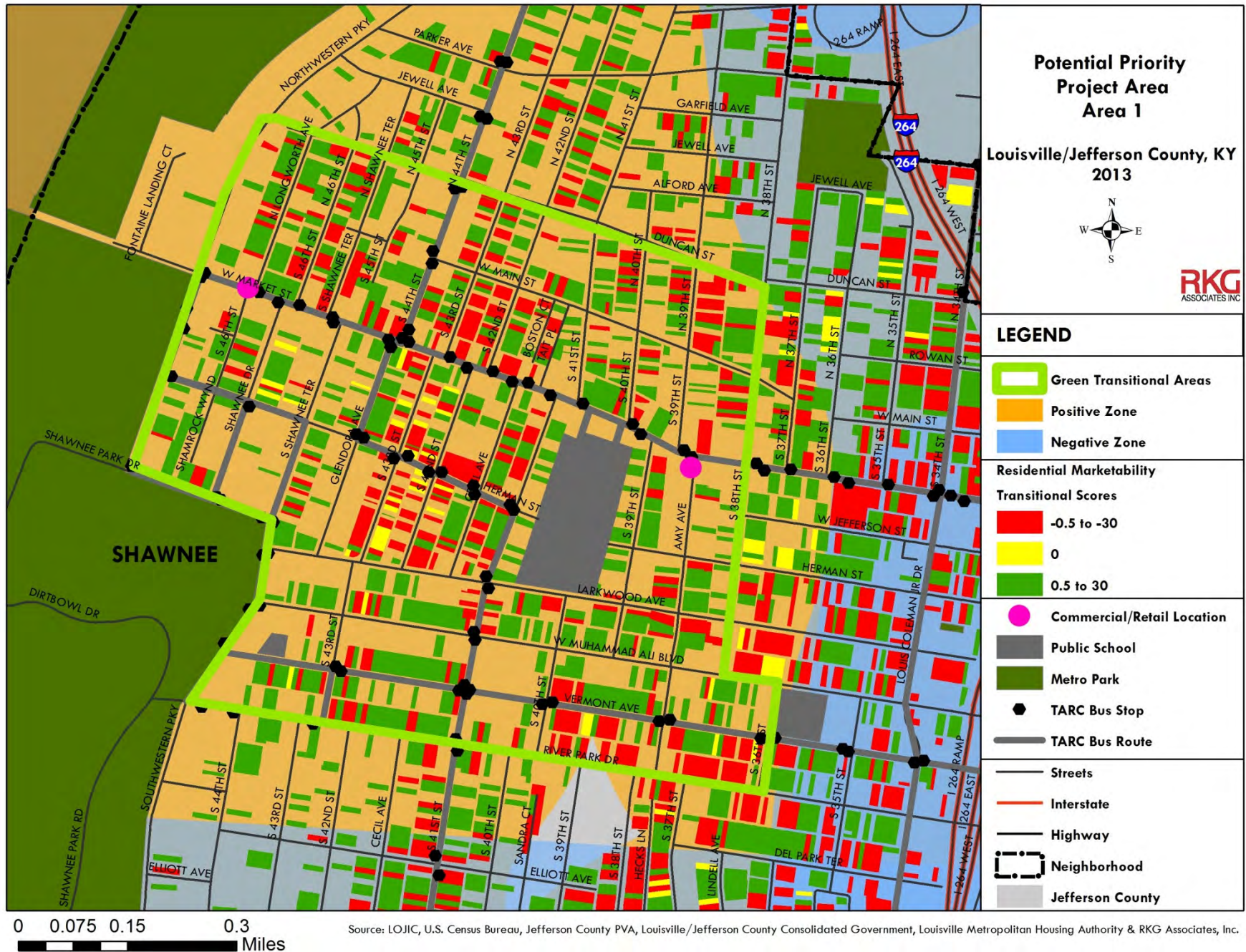
West Central and East Central Apartment Submarkets, 2000 - 2012

Year	Total Inventory			Annual Change in Inventory			Vacancy Rate (%)			Asking Rents		Median Asking Rent	Occupied Stock		
	Jefferson			Jefferson			Jefferson						Jefferson		
	West Central	East Central	County Suburbs	West Central	East Central	County Suburbs	West Central	East Central	County Suburbs	West Central	East Central	Jefferson County Suburbs	West Central	East Central	County Suburbs
2000	3,069	3,954	28,945	0	0	0	5.20	6.30	5.43	\$510	\$614	\$519	2,909	3,705	27,372
2001	3,114	3,954	29,681	-45	0	-736	6.80	7.40	6.70	\$516	\$625	\$534	2,902	3,661	27,692
2002	3,114	3,954	30,277	0	0	-596	8.70	7.90	8.49	\$529	\$638	\$537	2,843	3,642	27,707
2003	3,172	3,954	30,679	-58	0	-402	11.10	9.90	9.59	\$535	\$637	\$549	2,820	3,563	27,738
2004	3,302	3,954	30,831	-130	0	-152	6.60	8.60	9.14	\$553	\$634	\$564	3,084	3,614	28,012
2005	3,386	3,819	30,951	-84	135	-120	8.90	8.70	8.50	\$575	\$646	\$564	3,085	3,487	28,319
2006	3,426	3,819	31,485	-40	0	-534	9.20	7.50	8.15	\$579	\$659	\$575	3,111	3,533	28,920
2007	3,367	3,819	31,709	59	0	-224	8.00	5.90	7.49	\$608	\$685	\$595	3,098	3,594	29,333
2008	3,367	3,777	31,653	0	42	56	9.60	5.30	6.92	\$634	\$709	\$613	3,044	3,577	29,464
2009	3,367	3,777	32,125	0	0	-472	9.70	6.10	6.94	\$608	\$706	\$620	3,040	3,547	29,894
2010	3,367	3,777	32,125	0	0	0	7.60	3.70	5.40	\$621	\$691	\$624	3,111	3,637	30,391
2011	3,367	3,777	32,125	0	0	0	7.20	5.90	3.86	\$642	\$710	\$637	3,125	3,554	30,884
2012	3,402	3,777	32,275	-35	0	-150	10.60	6.40	3.85	\$661	\$743	\$655	3,041	3,535	31,034

Source: REIS, Inc. and RKG Associates, Inc., 2013

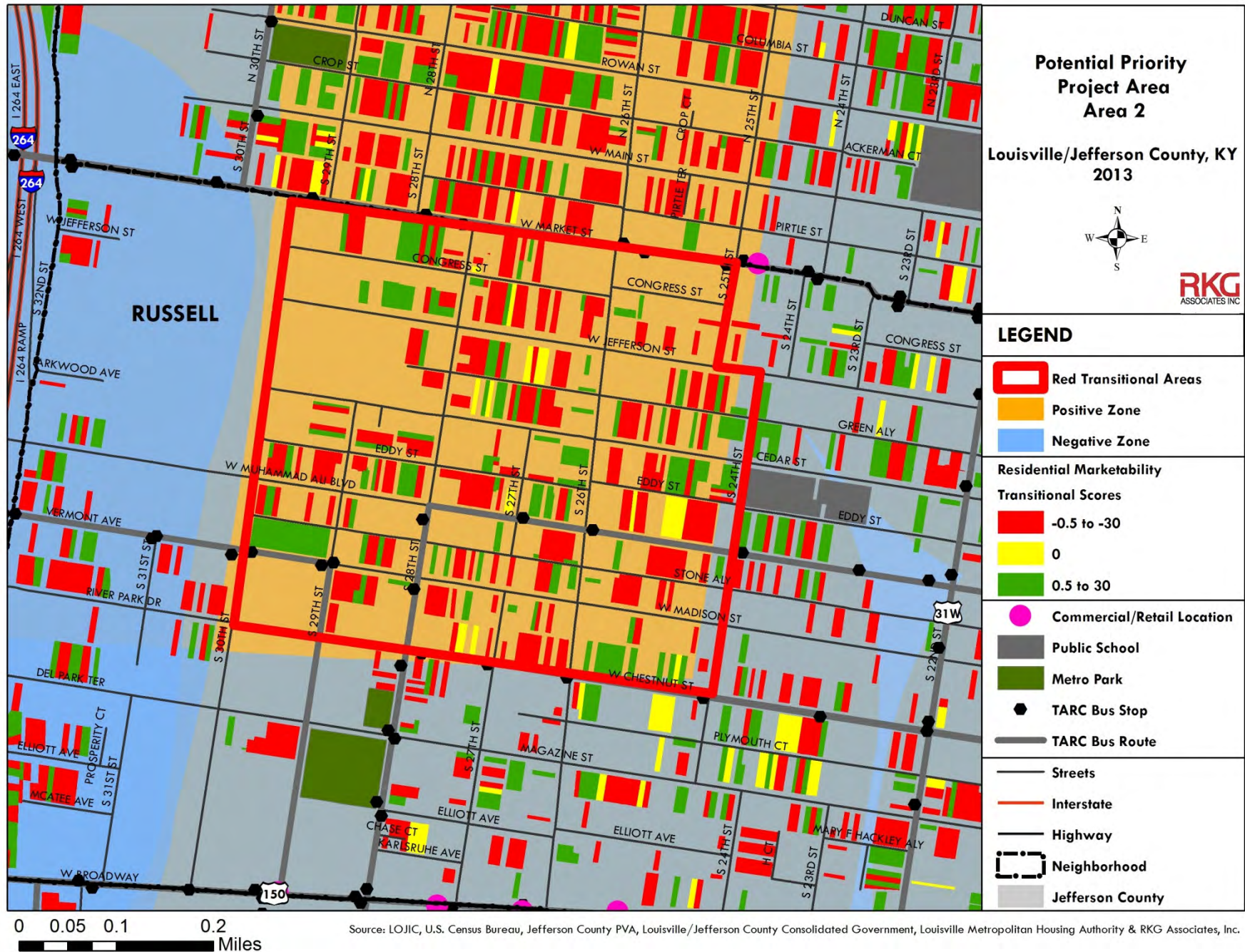


Map 6-1



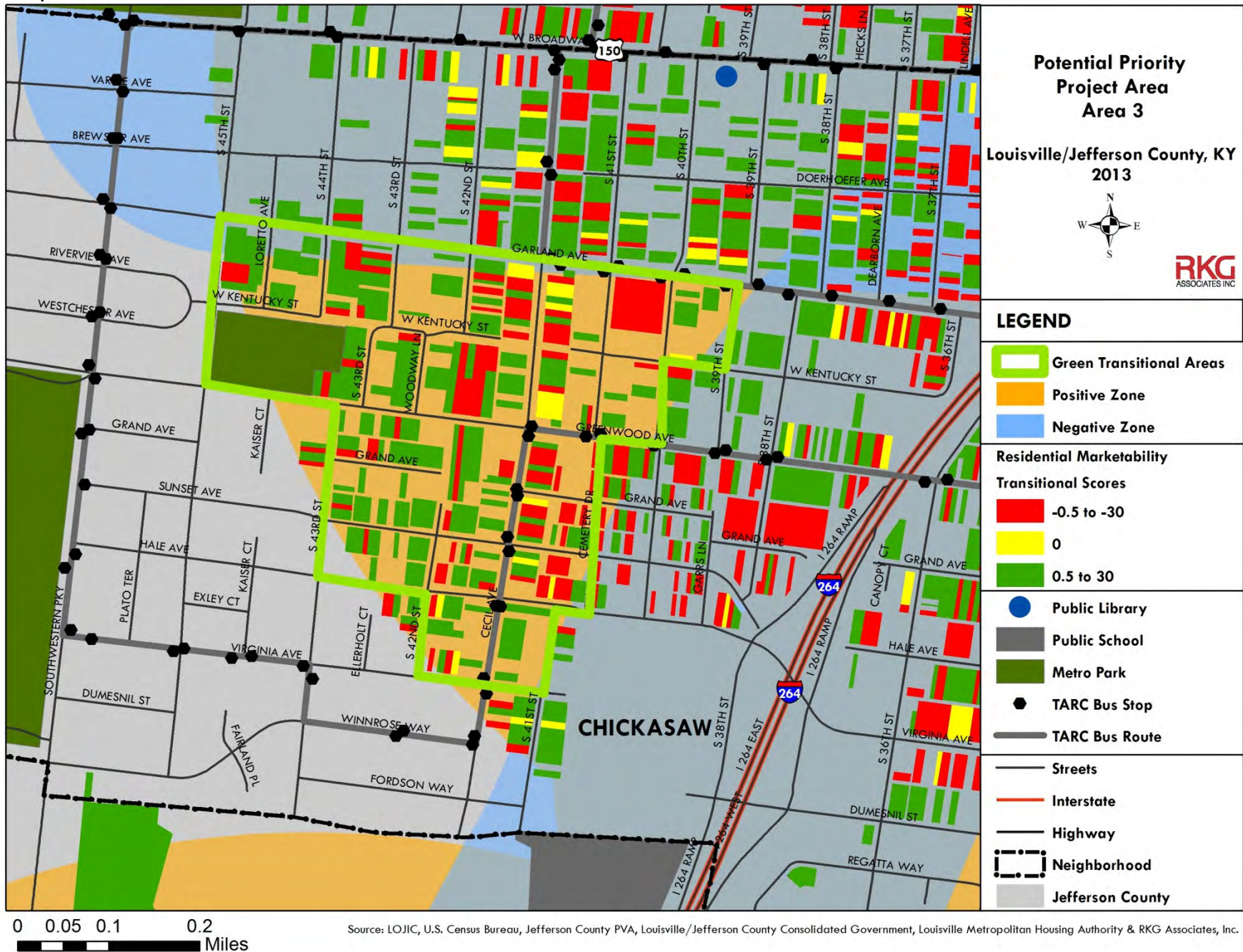


Map 6-2



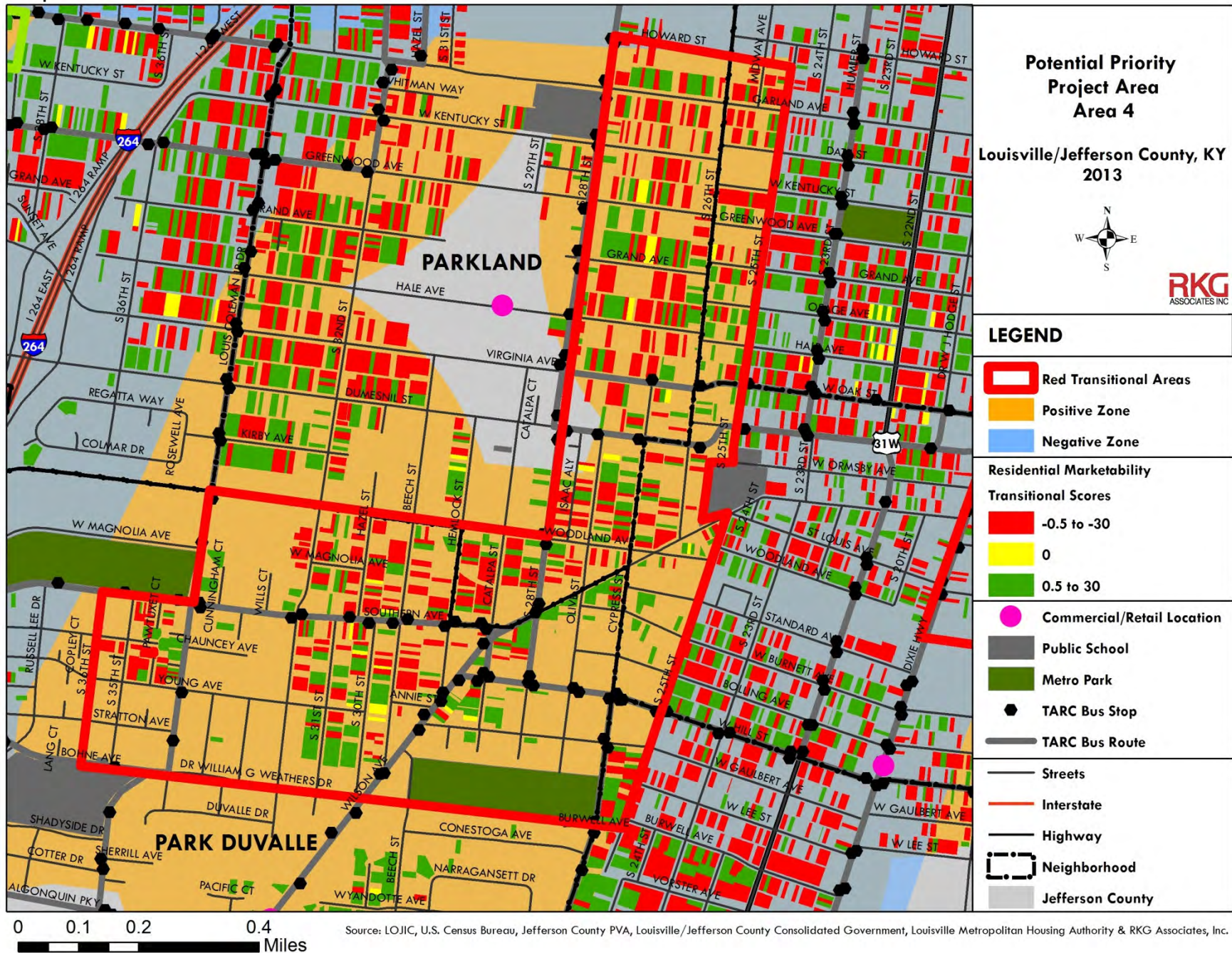


Map 6-3



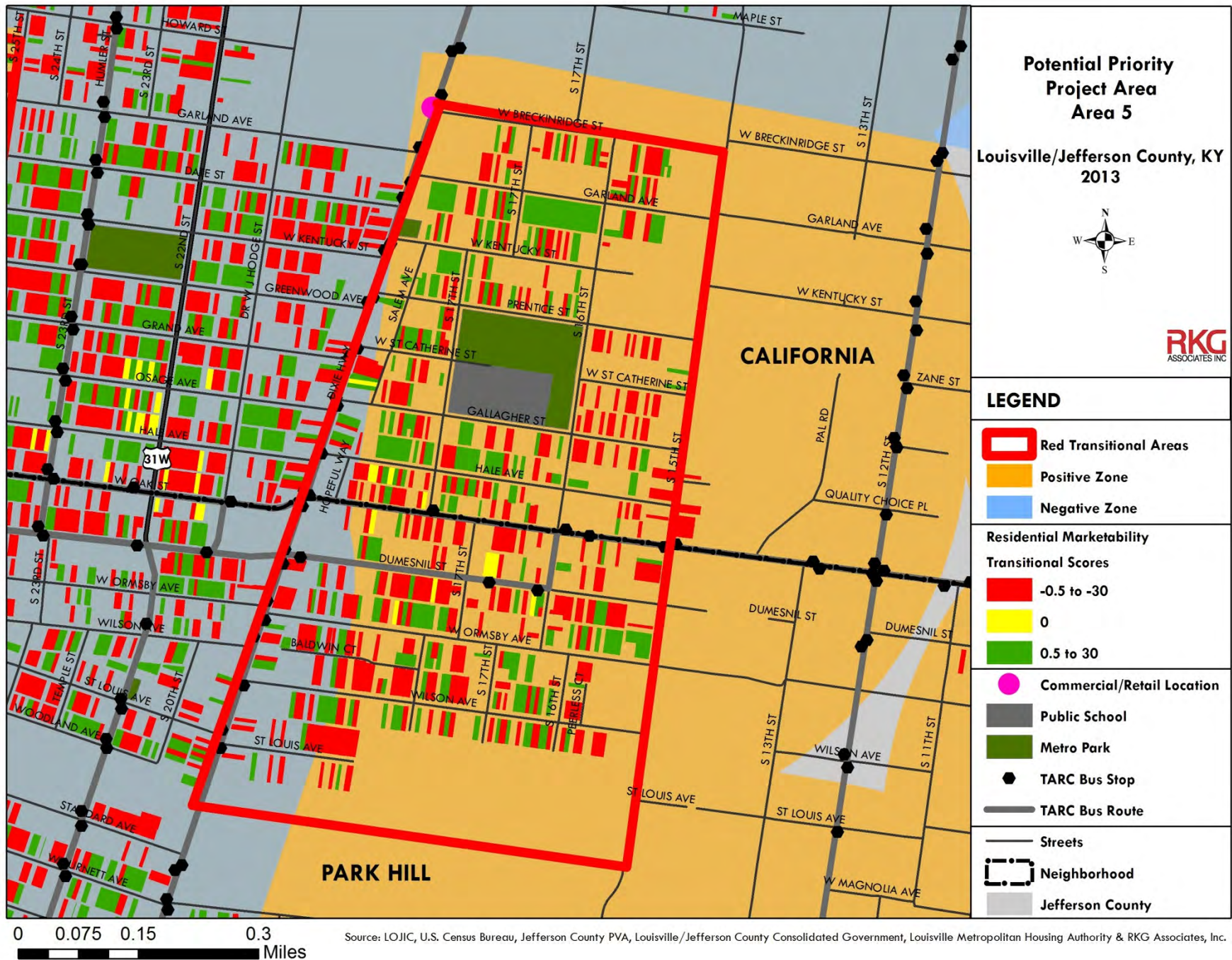


Map 6-4



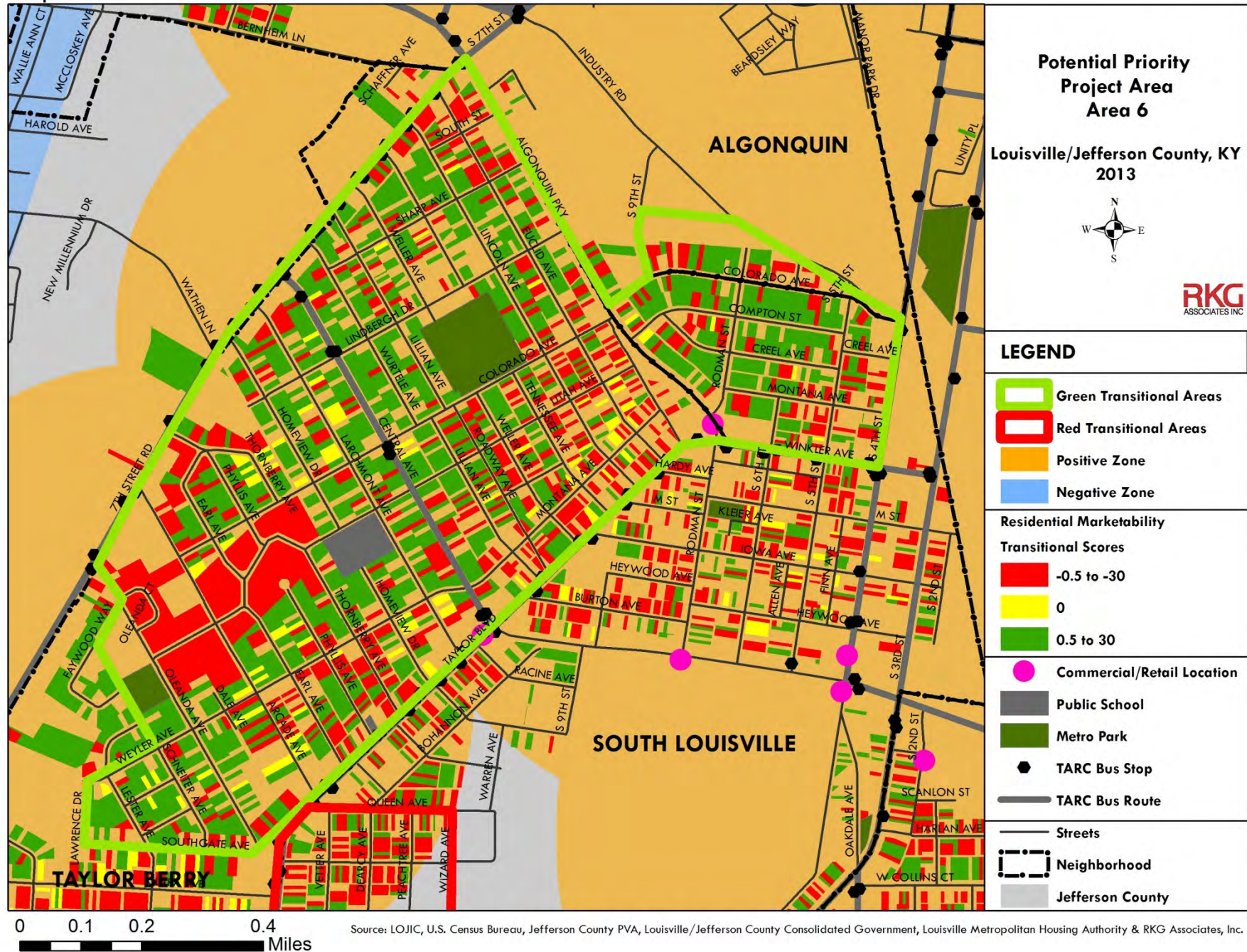


Map 6-5



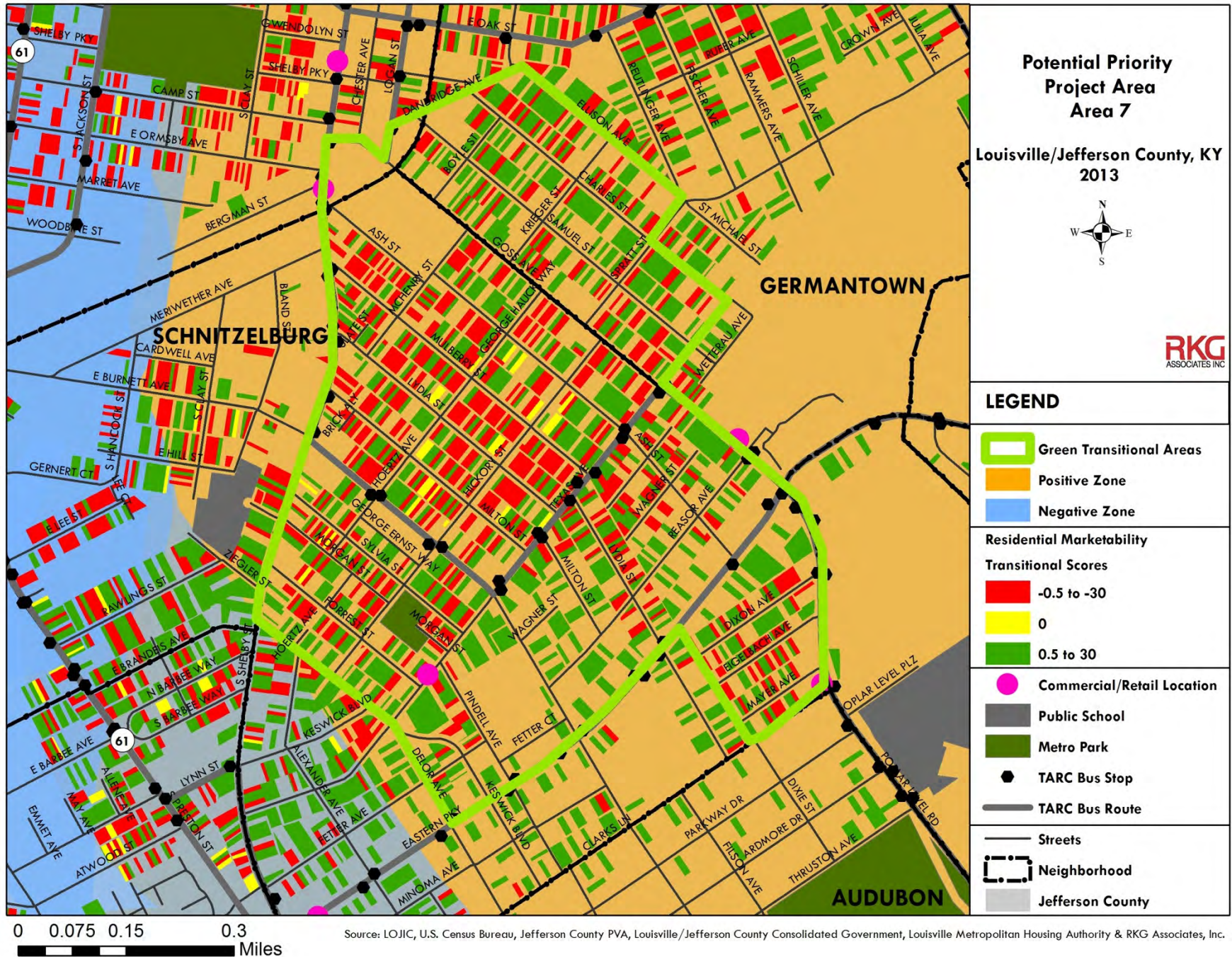


Map 6-6



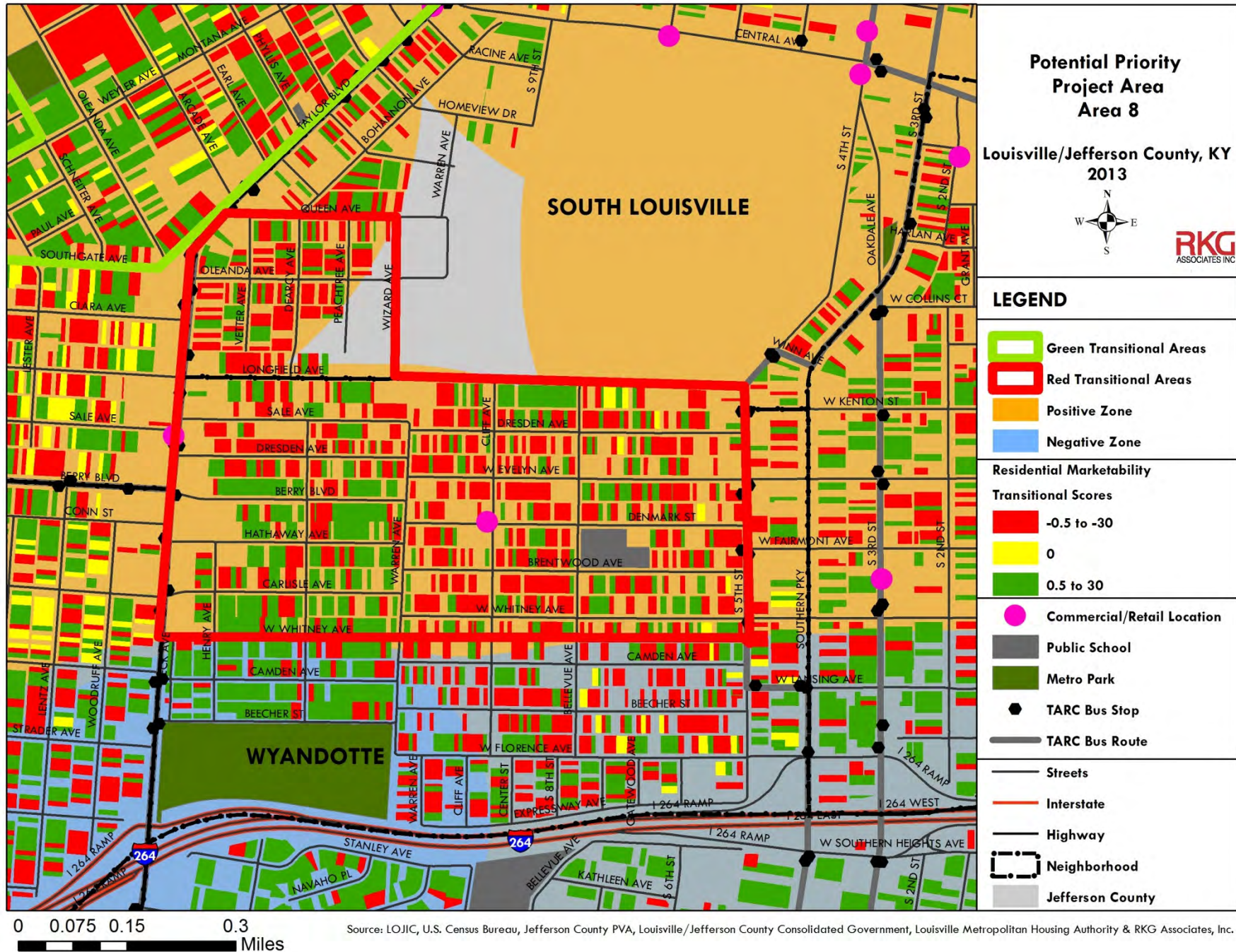


Map 6-7



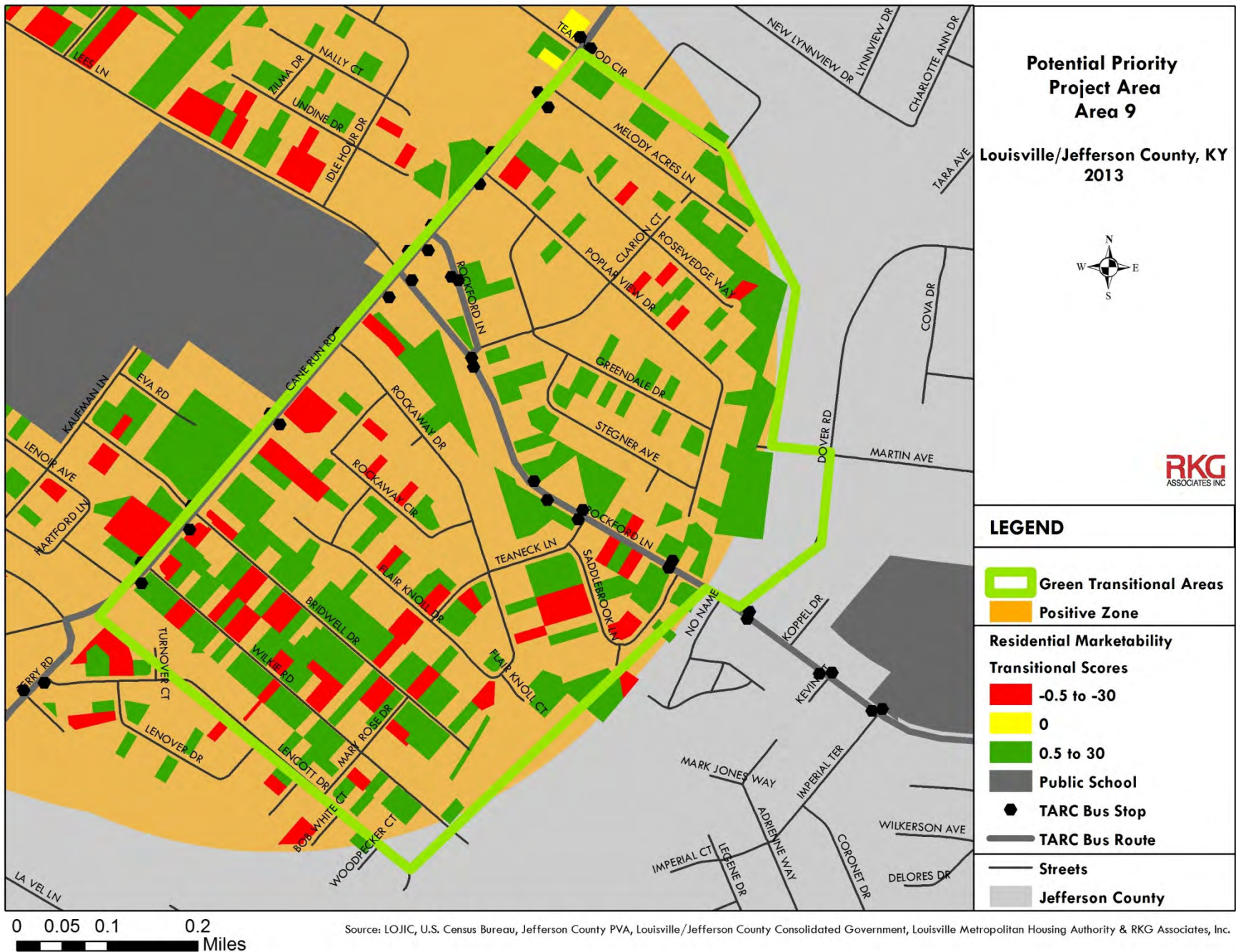


Map 6-8



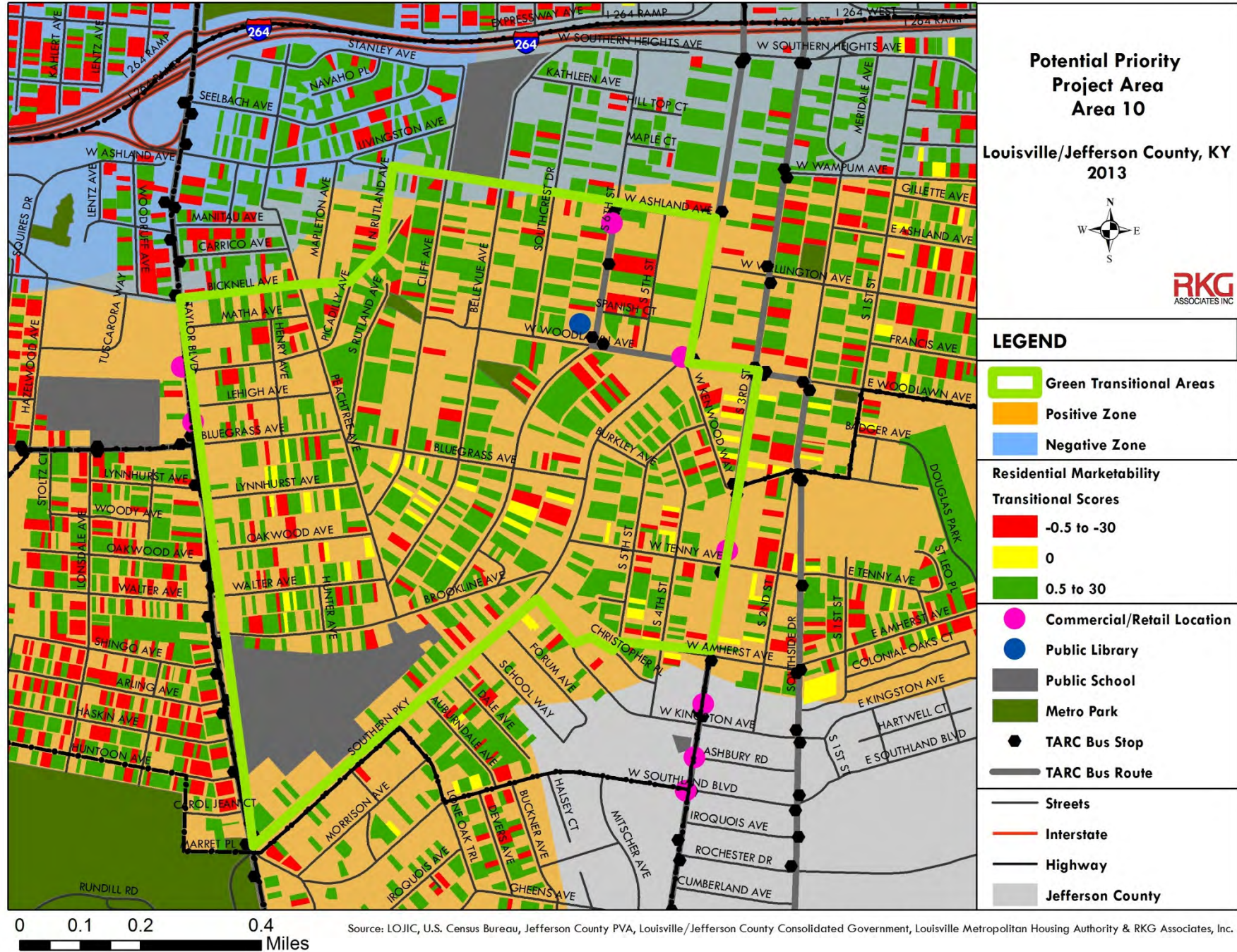


Map 6-9



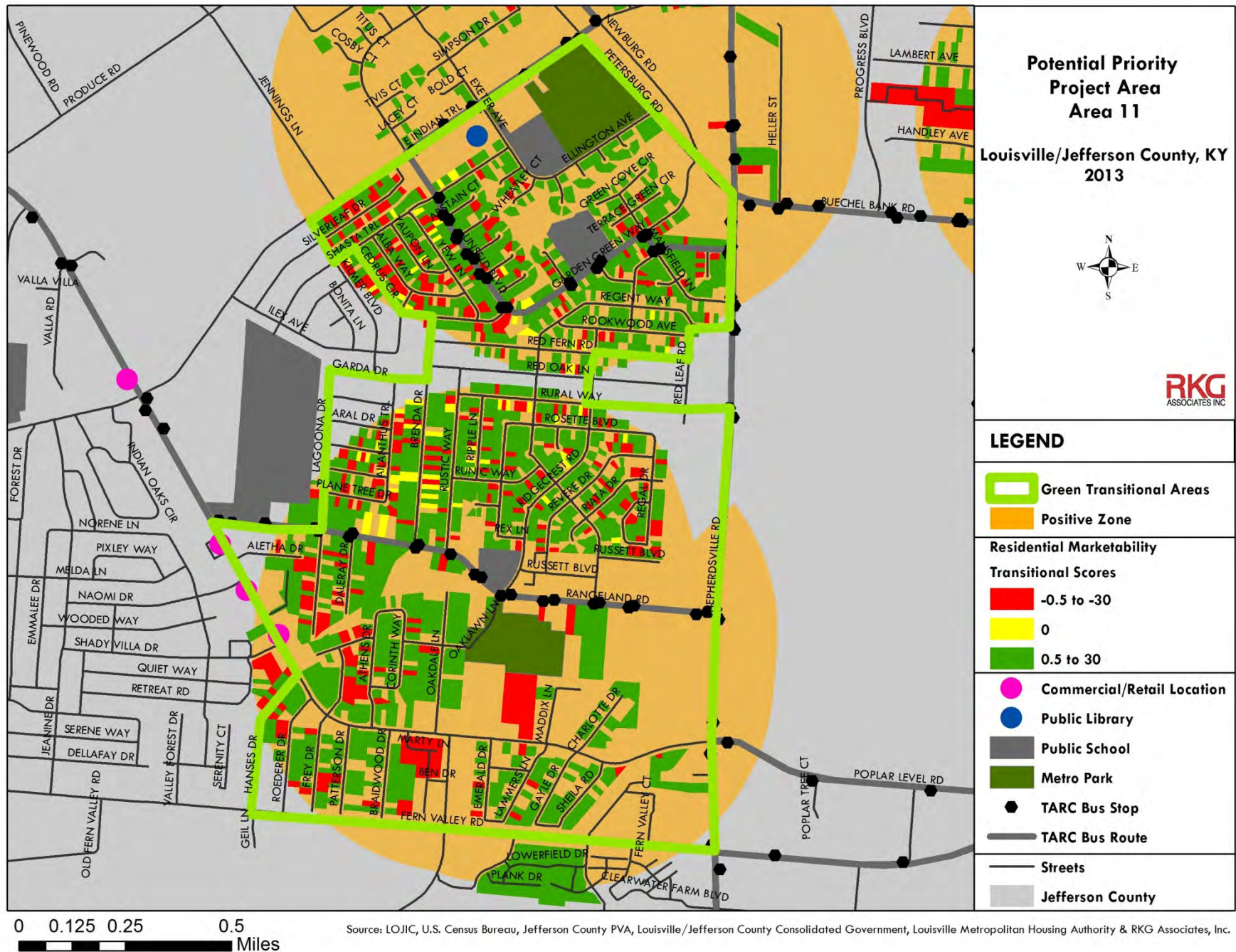


Map 6-10



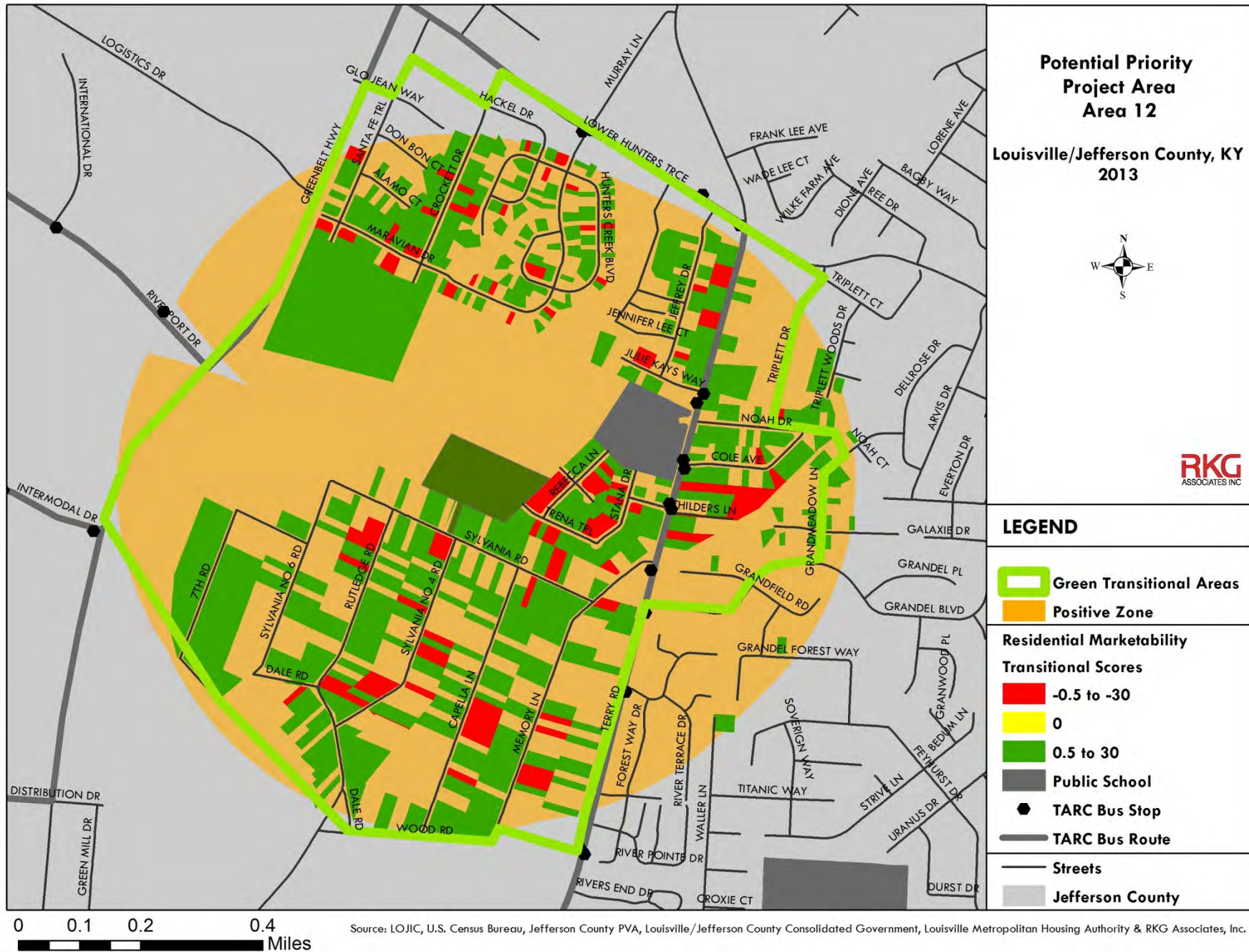


Map 6-11



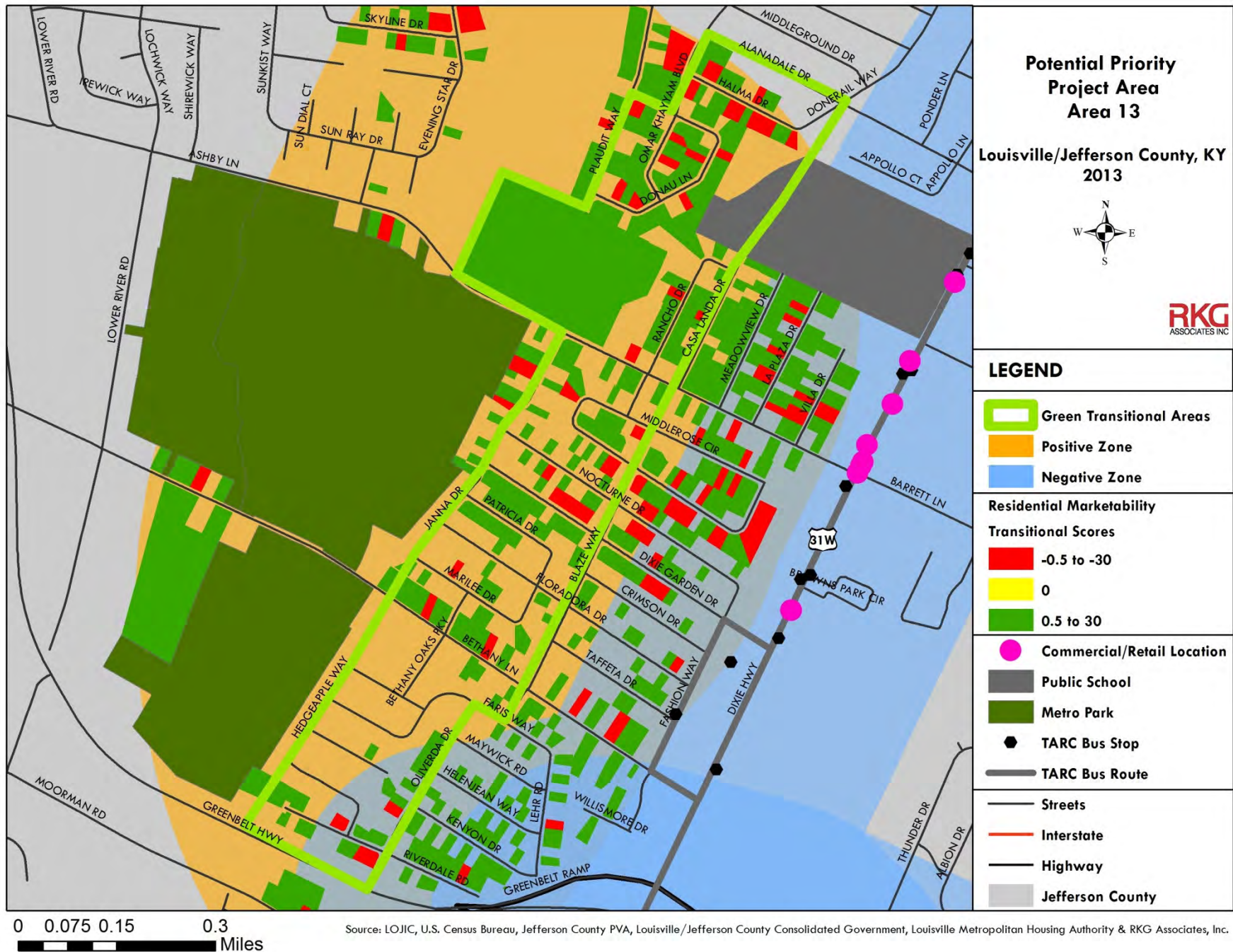


Map 6-12



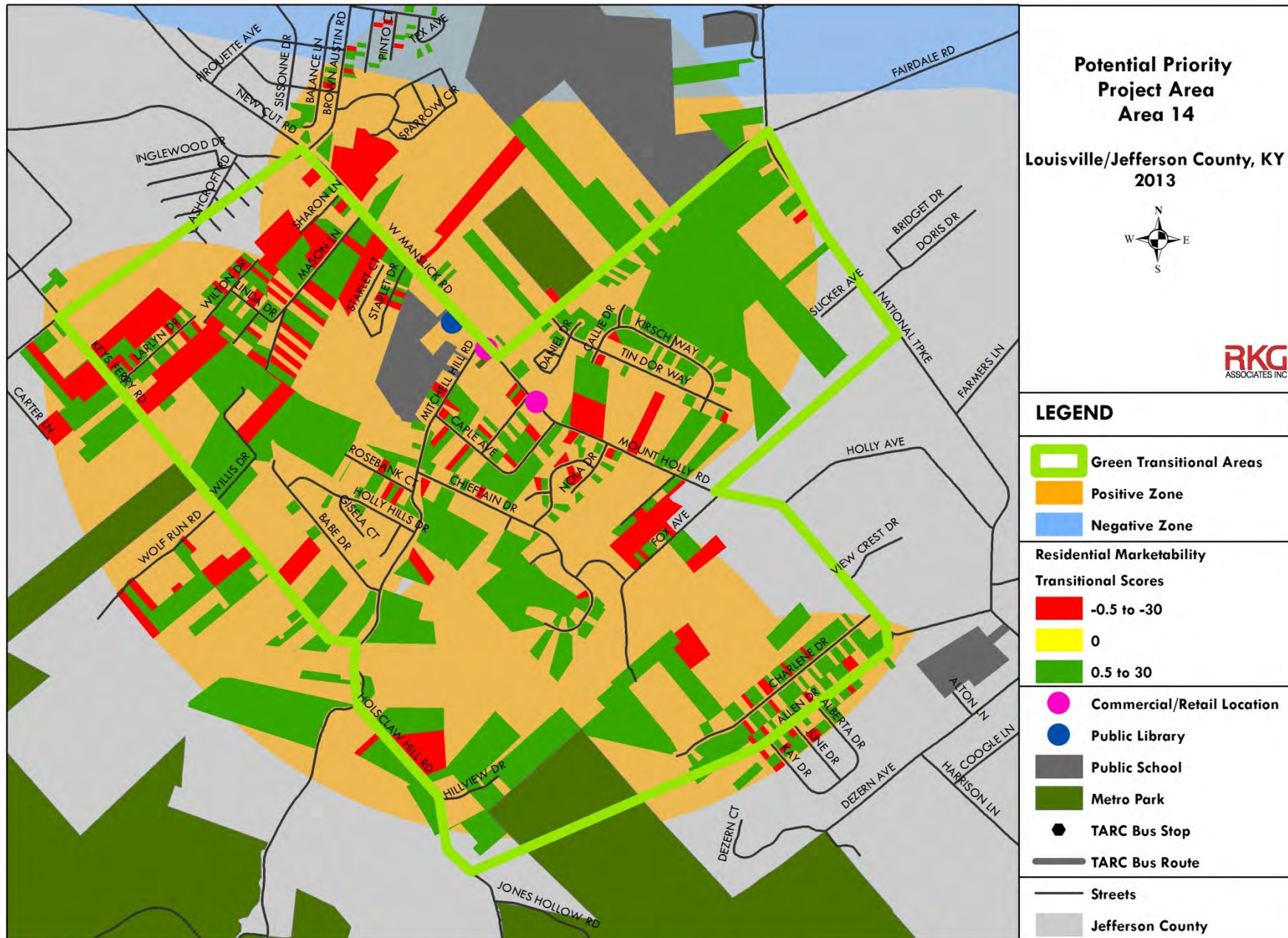


Map 6-13





Map 6-14



0 0.125 0.25 0.5  
Miles

Source: LOJIC, U.S. Census Bureau, Jefferson County PVA, Louisville/Jefferson County Consolidated Government, Louisville Metropolitan Housing Authority & RKG Associates, Inc.

# **SECTION 7: PUBLIC RETURN ON INVESTMENT MODEL**

**Appendices: Section 7**

BASELINE MAINTENANCE SCENARIO																					APPENDIX 7-1
METRO REVITALIZATION - ANNUAL REVENUES AND EXPENDITURE PROJECTIONS																					
BASELINE MAINTENANCE SCENARIO																					
WEST LOUISVILLE NEIGHBORHOODS																					
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
ADMINISTRATIVE SERVICES/CODE ENFORCEMENT EXPENDITURES																					
Code Enforcement Inspections	\$ 591,600	\$ 591,281	\$ 590,421	\$ 588,988	\$ 586,949	\$ 584,268	\$ 580,908	\$ 576,830	\$ 571,996	\$ 566,361	\$ 559,883	\$ 552,515	\$ 544,211	\$ 534,919	\$ 524,587	\$ 513,162	\$ 500,586	\$ 486,800	\$ 471,742	\$ 455,348	
Administrative Staff Time (Metro Govt.)	\$ 151,670	\$ 155,347	\$ 159,114	\$ 162,972	\$ 166,925	\$ 170,974	\$ 175,121	\$ 179,370	\$ 183,722	\$ 188,181	\$ 192,748	\$ 197,427	\$ 202,220	\$ 207,130	\$ 212,159	\$ 217,312	\$ 222,590	\$ 227,997	\$ 233,536	\$ 239,211	
Foreclosure	\$ 400,000	\$ 410,000	\$ 420,250	\$ 430,756	\$ 441,525	\$ 452,563	\$ 463,877	\$ 475,474	\$ 487,361	\$ 499,545	\$ 512,034	\$ 524,835	\$ 537,956	\$ 551,404	\$ 565,190	\$ 579,319	\$ 593,802	\$ 608,647	\$ 623,863	\$ 639,460	
Demolition																					
Residential	\$ 726,300	\$ 744,458	\$ 763,069	\$ 782,146	\$ 801,699	\$ 821,742	\$ 842,285	\$ 863,342	\$ 884,926	\$ 907,049	\$ 929,725	\$ 952,969	\$ 976,793	\$ 1,001,213	\$ 1,026,243	\$ 1,051,899	\$ 1,078,196	\$ 1,105,151	\$ 1,132,780	\$ 1,161,100	
Property Maintenance																					
Cutting & Cleaning	\$ 1,286,839	\$ 1,275,148	\$ 1,261,620	\$ 1,246,152	\$ 1,228,640	\$ 1,208,976	\$ 1,187,044	\$ 1,162,725	\$ 1,135,894	\$ 1,106,423	\$ 1,074,175	\$ 1,039,009	\$ 1,000,777	\$ 959,326	\$ 914,496	\$ 866,120	\$ 814,023	\$ 758,024	\$ 697,934	\$ 633,555	
Boarding	\$ 77,272	\$ 79,204	\$ 81,184	\$ 83,214	\$ 85,294	\$ 87,427	\$ 89,612	\$ 91,853	\$ 94,149	\$ 96,503	\$ 98,915	\$ 101,388	\$ 103,923	\$ 106,521	\$ 109,184	\$ 111,913	\$ 114,711	\$ 117,579	\$ 120,518	\$ 123,531	
Total - Administrative Services/Code Enforcement Exp.	\$ 3,233,682	\$ 3,255,438	\$ 3,275,658	\$ 3,294,228	\$ 3,311,033	\$ 3,325,949	\$ 3,338,848	\$ 3,349,594	\$ 3,358,048	\$ 3,364,062	\$ 3,367,480	\$ 3,368,142	\$ 3,365,878	\$ 3,360,512	\$ 3,351,859	\$ 3,339,925	\$ 3,323,909	\$ 3,304,199	\$ 3,280,374	\$ 3,252,205	
INFRASTRUCTURE INVESTMENTS																					
Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parking																					
Surface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Structured	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Underground	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parking Spaces Due to Development																					
Multi-Family Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total - Infrastructure Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
PRE-DEVELOPMENT EXPENDITURES																					
Neighborhood Planning & Pre-development	\$ 100,000	\$ 102,500	\$ 105,063	\$ 107,689	\$ 110,381	\$ 113,141	\$ 115,969	\$ 118,869	\$ 121,840	\$ 124,886	\$ 128,008	\$ 131,209	\$ 134,489	\$ 137,851	\$ 141,297	\$ 144,830	\$ 148,451	\$ 152,162	\$ 155,966	\$ 159,865	
Land Acquisition																					
Residential	\$ 336,843	\$ 343,580	\$ 350,451	\$ 357,460	\$ 364,609	\$ 371,902	\$ 379,340	\$ 386,926	\$ 394,665	\$ 402,558	\$ 410,609	\$ 418,822	\$ 427,198	\$ 435,742	\$ 444,457	\$ 453,346	\$ 462,413	\$ 471,661	\$ 481,094	\$ 490,716	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building & Land Acquisition																					
Residential	\$ 173,424	\$ 176,892	\$ 180,430	\$ 184,039	\$ 187,720	\$ 191,474	\$ 195,303	\$ 199,209	\$ 203,194	\$ 207,258	\$ 211,403	\$ 215,631	\$ 219,943	\$ 224,342	\$ 228,829	\$ 233,406	\$ 238,074	\$ 242,835	\$ 247,692	\$ 252,646	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Acquisition																					
Residential	\$ 510,267	\$ 520,472	\$ 530,881	\$ 541,499	\$ 552,329	\$ 563,375	\$ 574,643	\$ 586,136	\$ 597,859	\$ 609,816	\$ 622,012	\$ 634,452	\$ 647,141	\$ 660,084	\$ 673,286	\$ 686,752	\$ 700,487	\$ 714,496	\$ 728,786	\$ 743,362	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Demolition																					
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Affordable Housing Subsidies Per Unit																					
New Construction	\$ 150,000	\$ 153,750	\$ 157,594	\$ 161,534	\$ 165,572	\$ 169,711	\$ 173,954	\$ 178,303	\$ 182,760	\$ 187,329	\$ 192,013	\$ 196,813	\$ 201,733	\$ 206,777	\$ 211,946	\$ 217,245	\$ 222,676	\$ 228,243	\$ 233,949	\$ 239,798	
Rehabilitation	\$ 1,235,000	\$ 1,265,875	\$ 1,297,522	\$ 1,329,960	\$ 1,363,209	\$ 1,397,289	\$ 1,432,221	\$ 1,468,027	\$ 1,504,728	\$ 1,542,346	\$ 1,580,904	\$ 1,620,427	\$ 1,660,938	\$ 1,702,461	\$ 1,745,023	\$ 1,788,648	\$ 1,833,364	\$ 1,879,199	\$ 1,926,179	\$ 1,974,333	
Total - Pre-Development Costs	\$ 1,995,267	\$ 2,042,597	\$ 2,091,059	\$ 2,140,681	\$ 2,191,491	\$ 2,243,517	\$ 2,296,788	\$ 2,351,334	\$ 2,407,187	\$ 2,464,377	\$ 2,522,938	\$ 2,582,901	\$ 2,644,301	\$ 2,707,173	\$ 2,771,552	\$ 2,837,474	\$ 2,904,977	\$ 2,974,099	\$ 3,044,879	\$ 3,117,358	
Debt Service on Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL ANNUAL EXPENDITURES & DEBT SERVICE PAYMENT	\$ 5,228,948	\$ 5,298,035	\$ 5,366,717	\$ 5,434,910	\$ 5,502,524	\$ 5,569,465	\$ 5,635,635	\$ 5,700,928	\$ 5,765,235	\$ 5,828,439	\$ 5,890,418	\$ 5,951,043	\$ 6,010,180	\$ 6,067,685	\$ 6,123,411	\$ 6,177,200	\$ 6,228,886	\$ 6,278,298	\$ 6,325,254	\$ 6,369,563	
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
REVENUE GENERATORS																					
REAL PROPERTY																					
New Building Assessed Value																					
New Construction																					
Residential	\$ 485,398	\$ 982,931	\$ 1,492,902	\$ 2,015,622	\$ 2,551,411	\$ 3,100,594	\$ 3,663,507	\$ 4,240,492	\$ 4,831,903	\$ 5,438,098	\$ 6,059,448	\$ 6,696,332	\$ 7,349,139	\$ 8,018,265	\$ 8,704,120	\$ 9,407,120	\$ 10,127,696	\$ 10,866,287	\$ 11,623,342	\$ 12,399,323	
Multi-Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Rehabilitation																					
Residential	\$ 543,400	\$ 1,100,385	\$ 1,671,295	\$ 2,256,477	\$ 2,856,289	\$ 3,471,096	\$ 4,101,274	\$ 4,747,205	\$ 5,409,286	\$ 6,087,918	\$ 6,783,516	\$ 7,496,503	\$ 8,227,316	\$ 8,976,399	\$ 9,744,209	\$ 10,531,214	\$ 11,337,895	\$ 12,164,742	\$ 13,012,260	\$ 13,880,967	
Multi-Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land Value																					
Residential	\$ 201,822	\$ 408,689	\$ 620,728	\$ 838,067	\$ 1,060,841	\$ 1,289,183	\$ 1,523,234	\$ 1,763,137	\$ 2,009,037	\$ 2,261,084	\$ 2,519,433	\$ 2,784,241	\$ 3,055,668	\$ 3,333,881	\$ 3,619,050	\$ 3,911,348	\$ 4,210,953	\$ 4,518,049	\$ 4,832,821	\$ 5,155,464	
Multi-Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Assessed Value (Buildings & Land)																					
Residential	\$ 1,230,619	\$ 2,492,004	\$ 3,784,924	\$ 5,110,167	\$ 6,468,540	\$ 7,860,873	\$ 9,288,015	\$ 10,750,835	\$ 12,250,225	\$ 13,787,100	\$ 15,362,397	\$ 16,977,076	\$ 18,632,123	\$ 20,328,545	\$ 22,067,379	\$ 23,849,683	\$ 25,676,544	\$ 27,549,077	\$ 29,468,424	\$ 31,435,754	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total - New Assessed Value	\$ 1,230,619	\$ 2,492,004	\$ 3,784,924	\$ 5,110,167	\$ 6,468,540	\$ 7,860,873	\$ 9,288,015	\$ 10,750,835	\$ 12,250,225	\$ 13,787,100	\$ 15,362,397	\$ 16,977,076	\$ 18,632,123	\$ 20,328,545	\$ 22,067,379	\$ 23,849,683	\$ 25,676,544	\$ 27,549,077	\$ 29,468,424	\$ 31,435,754	
Total Real Property Tax Revenue	\$ 15,901	\$ 32,199	\$ 48,905	\$ 66,028	\$ 83,580	\$ 101,570	\$ 120,010	\$ 138,912	\$ 158,285	\$ 178,143	\$ 198,498	\$ 219,361	\$ 240,746	\$ 262,665	\$ 285,133	\$ 308,162	\$ 331,767	\$ 355,962	\$ 380,762	\$ 406,181	
PERSONAL PROPERTY																					
Taxable Value																					
Non-Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Motor Vehicle - Residential	\$ 105,119	\$ 317,985	\$ 641,291	\$ 1,077,799	\$ 1,630,338	\$ 2,301,810	\$ 3,095,187	\$ 4,013,518	\$ 5,059,926	\$ 6,237,613	\$ 7,549,861	\$ 9,000,035	\$ 10,591,581	\$ 12,328,035	\$ 14,213,019	\$ 16,250,247	\$ 18,443,524	\$ 20,796,752	\$ 23,313,930	\$ 25,999,15	



**Appendices: Section 7**

INTERVENTION SCENARIO APPENDIX 7-2

INTERVENTION SCENARIO APPENDIX 7-2

METRO REVITALIZATION - ANNUAL REVENUES AND EXPENDITURE PROJECTIONS

## INTERVENTION SCENARIO

**WEST LOUISVILLE NEIGHBORHOODS**

	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
ADMINISTRATIVE SERVICES/CODE ENFORCEMENT EXPENDITURES																					
Code Enforcement Inspections		\$ 887,400	\$ 886,921	\$ 885,631	\$ 883,482	\$ 859,935	\$ 834,191	\$ 806,137	\$ 774,999	\$ 741,274	\$ 708,298	\$ 672,682	\$ 634,295	\$ 593,003	\$ 548,664	\$ 501,132	\$ 450,251	\$ 395,844	\$ 337,803	\$ 275,895	\$ 209,960
Administrative Staff Time (Metro Govt.)		\$ 151,670	\$ 155,347	\$ 159,114	\$ 758,472	\$ 669,827	\$ 762,478	\$ 690,291	\$ 569,426	\$ 504,865	\$ 517,175	\$ 529,786	\$ 1,155,531	\$ 1,053,887	\$ 1,172,604	\$ 952,622	\$ 809,863	\$ 746,180	\$ 764,399	\$ 783,065	\$ 806,311
Foreclosure		\$ 400,000	\$ 410,000	\$ 420,250	\$ 646,134	\$ 662,288	\$ 678,845	\$ 695,816	\$ 713,211	\$ 731,042	\$ 749,318	\$ 768,051	\$ 787,252	\$ 806,933	\$ 827,107	\$ 847,784	\$ 868,979	\$ 890,703	\$ 912,971	\$ 935,795	\$ 1,138,239
Demolition																					
Residential		\$ 726,300	\$ 744,458	\$ 763,069	\$ 1,173,218	\$ 1,202,549	\$ 1,232,613	\$ 1,052,857	\$ 1,079,178	\$ 884,926	\$ 907,049	\$ 929,725	\$ 952,969	\$ 976,793	\$ 1,001,213	\$ 1,026,243	\$ 1,051,899	\$ 1,078,196	\$ 1,105,151	\$ 1,132,780	\$ 1,161,100
Property Maintenance																					
Cutting & Cleaning		\$ 2,573,678	\$ 2,550,297	\$ 2,523,239	\$ 2,492,304	\$ 2,383,202	\$ 2,265,331	\$ 2,138,258	\$ 1,985,704	\$ 1,822,074	\$ 1,646,836	\$ 1,459,434	\$ 1,259,290	\$ 1,045,800	\$ 818,339	\$ 576,251	\$ 318,856	\$ 45,446	\$ -	\$ -	\$ -
Boarding		\$ 175,825	\$ 180,221	\$ 184,726	\$ 189,344	\$ 194,078	\$ 198,930	\$ 203,903	\$ 209,001	\$ 214,226	\$ 219,581	\$ 225,071	\$ 230,698	\$ 236,465	\$ 242,377	\$ 248,436	\$ 254,647	\$ 261,013	\$ 267,539	\$ 274,227	\$ 281,083
Total - Administrative Services/Code Enforcement Exp.		\$ 4,914,873	\$ 4,927,243	\$ 4,936,030	\$ 6,142,956	\$ 5,971,879	\$ 5,972,387	\$ 5,587,262	\$ 5,331,519	\$ 4,898,407	\$ 4,748,257	\$ 4,584,748	\$ 5,020,034	\$ 4,712,881	\$ 4,610,303	\$ 4,152,468	\$ 3,754,496	\$ 3,417,402	\$ 3,387,863	\$ 3,401,763	\$ 3,596,692
INFRASTRUCTURE INVESTMENTS																					
Sidewalk Improvements		\$ -	\$ -	\$ -	\$ -	\$ 39,737	\$ 40,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,416	\$ 49,626	\$ -	\$ -	\$ -	\$ -	\$ -
Street Improvements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,538	\$ 278,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,843	\$ 339,114	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,486	\$ 8,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,339	\$ 10,597	\$ -	\$ -	\$ -	\$ -	\$ -
Parking																					
Surface		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Structure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Underground		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Spaces Due to Development																					
Multi-Family Residential		-	-	-	80	80	80	-	-	-	-	-	-	-	80	80	80	-	-	-	-
Commercial		-	-	-	71	-	-	-	71	-	-	-	-	-	71	-	-	-	-	-	-
Industrial		-	-	-	-	21	21	-	-	-	-	-	-	-	21	21	-	-	-	-	-
Total - Infrastructure Investments		\$ -	\$ -	\$ -	\$ -	\$ 39,737	\$ 320,754	\$ 287,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,416	\$ 390,808	\$ 349,711	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
PRE-DEVELOPMENT EXPENDITURES																					
Neighborhood Planning & Pre-development		\$ 250,000	\$ 256,250	\$ 262,656	\$ 269,223	\$ 275,953	\$ 282,852	\$ 289,923	\$ 297,171	\$ 304,601	\$ 312,216	\$ 320,021	\$ 328,022	\$ 336,222	\$ 344,628	\$ 353,243	\$ 362,075	\$ 371,126	\$ 380,405	\$ 389,915	\$ 399,663
Land Acquisition																					
Residential		\$ 336,843	\$ 343,580	\$ 350,451	\$ 834,074	\$ 850,755	\$ 867,770	\$ 1,138,019	\$ 1,160,779	\$ 1,183,995	\$ 1,207,675	\$ 1,231,828	\$ 1,535,679	\$ 1,566,393	\$ 1,597,720	\$ 1,629,675	\$ 1,662,268	\$ 1,695,514	\$ 1,729,424	\$ 1,764,012	\$ 1,890,893
Commercial		\$ -	\$ -	\$ -	\$ 771,997	\$ -	\$ -	\$ 819,249	\$ -	\$ -	\$ -	\$ -	\$ 904,518	\$ -	\$ -	\$ 959,881	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ 462,920	\$ 472,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,385	\$ 553,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Acquisition																					
Residential		\$ 173,424	\$ 176,892	\$ 180,430	\$ 184,039	\$ 187,720	\$ 191,474	\$ 195,303	\$ 199,209	\$ 203,194	\$ 207,258	\$ 211,403	\$ 215,631	\$ 219,943	\$ 224,342	\$ 228,829	\$ 233,406	\$ 238,074	\$ 242,835	\$ 247,692	\$ 252,646
Commercial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Acquisition		\$ 510,267	\$ 520,472	\$ 530,881	\$ 1,018,112	\$ 1,038,475	\$ 1,059,244	\$ 1,333,322	\$ 1,359,989	\$ 1,387,188	\$ 1,414,932	\$ 1,443,231	\$ 1,751,310	\$ 1,786,336	\$ 1,822,063	\$ 1,858,504	\$ 1,895,674	\$ 1,933,587	\$ 1,972,259	\$ 2,011,704	\$ 2,143,539
Residential		\$ -	\$ -	\$ -	\$ 771,997	\$ -	\$ -	\$ 819,249	\$ -	\$ -	\$ -	\$ -	\$ 904,518	\$ -	\$ -	\$ 959,881	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ 462,920	\$ 472,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,385	\$ 553,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition																					
Commercial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing Subsidies Per Unit																					
New Construction		\$ 150,000	\$ 153,750	\$ 157,594	\$ 646,134	\$ 662,288	\$ 678,845	\$ 1,043,724	\$ 1,069,817	\$ 1,096,563	\$ 1,123,977	\$ 1,152,076	\$ 1,574,504	\$ 1,613,867	\$ 1,654,213	\$ 1,695,569	\$ 1,737,958	\$ 1,781,407	\$ 1,825,942	\$ 1,871,590	\$ 1,918,380
Rehabilitation		\$ 1,235,000	\$ 1,265,875	\$ 1,297,522	\$ 1,749,947	\$ 1,793,696	\$ 1,838,538	\$ 2,261,402	\$ 2,317,937	\$ 2,375,886	\$ 2,435,283	\$ 2,496,165	\$ 2,558,669	\$ 2,622,533	\$ 2,688,097	\$ 2,755,299	\$ 2,824,181	\$ 2,894,786	\$ 2,967,156	\$ 3,041,334	\$ 3,117,368
Total - Pre-Development Costs		\$ 2,145,267	\$ 2,196,347	\$ 2,248,653	\$ 4,455,414	\$ 4,233,332	\$ 4,331,658	\$ 5,747,621	\$ 5,044,914	\$ 5,164,237	\$ 5,286,407	\$ 5,411,493	\$ 7,116,922	\$ 7,062,233	\$ 6,901,343	\$ 7,062,233	\$ 6,819,888	\$ 6,980,907	\$ 7,145,761	\$ 7,314,544	\$ 7,578,949
Debt Service on Bonds		\$ -	\$ 200,615	\$ 406,051	\$ 616,423	\$ 959,131	\$ 1,357,036	\$ 1,785,742	\$ 2,305,927	\$ 2,751,832	\$ 3,191,435	\$ 3,641,497	\$ 4,102,269	\$ 4,694,716	\$ 5,275,566	\$ 5,896,155	\$ 6,557,730	\$ 7,132,411	\$ 7,720,734	\$ 8,323,024	\$ 8,939,618
TOTAL ANNUAL EXPENDITURES & DEBT SERVICE PAYMEN		\$ 4,914,873	\$ 5,127,859	\$ 5,342,081	\$ 6,759,379	\$ 6,931,011	\$ 7,329,423	\$ 7,373,004	\$ 7,637,446	\$ 7,650,239	\$ 7,939,692	\$ 8,226,245	\$ 9,122,303	\$ 9,407,597	\$ 9,885,870	\$ 10,048,624	\$ 10,312,226	\$ 10,549,813	\$ 11,108,597	\$ 11,724,787	\$ 12,536,310
	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
REVENUE GENERATORS																					
REAL PROPERTY																					
New Building Assessed Value																					
New Construction																					
Residential		\$485,398	\$982,931	\$1,492,902	\$3,583,784	\$5,726,938	\$7,923,670	\$11,301,147	\$14,763,060	\$18,311,521	\$21,948,694	\$25,676,796	\$30,771,869	\$35,994,319	\$41,347,330	\$46,834,166	\$52,458,173	\$58,222,780	\$64,131,503	\$70,187,943	\$76,395,795
Multi-Family		\$0	\$0	\$0	\$2,527,829	\$5,118,854	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$10,854,566	\$14,014,181	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316
Commercial		\$0	\$0	\$0	\$2,118,209	\$2,118,209	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$6,980,122	\$6,980,122	\$6,980,122	\$9,759,396	\$9,759,396	\$9,759,396	\$9,759,396	\$9,759,396	\$9,759,396
Industrial		\$0	\$0	\$0	\$0	\$1,850,555	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$6,002,096	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186
Building Rehabilitation																					
Residential		\$543,400	\$1,100,385	\$1,671,295	\$2,441,271	\$3,230,498	\$4,039,455	\$5,034,471	\$6,054,364	\$7,099,574	\$8,171,278	\$9,269,590	\$10,395,361	\$11,549,275	\$12,732,038	\$13,944,369	\$15,187,009	\$16,460,715	\$17,766,264	\$19,104,451	\$20,476,093
Multi-Family		\$0	\$0	\$0	\$673,057	\$1,380,187	\$1,380,187	\$2,123,115	\$2,123,115	\$2,123,115	\$2,123,115	\$2,123,115	\$2,943,170	\$2,943,170	\$3,804,739	\$3,804,739	\$4,709,925	\$4,709,925	\$4,709,925	\$4,709,925	\$4,709,925
Commercial		\$0	\$0	\$0	\$134,611	\$272,588	\$414,014	\$558,976	\$558,976	\$558,976	\$558,976	\$558,976	\$722,986	\$891,098	\$1,063,411	\$1,240,033	\$1,240,033	\$1,240,033	\$1,240,033	\$1,240,033	\$1,240,033
Industrial		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value																					
Residential		\$201,822	\$408,689	\$620,728	\$1,181,949	\$1,757,200	\$2,346,833	\$3,204,595	\$4,083,801	\$4,984,987	\$5,908,703	\$6,855,511	\$8,075,868	\$9,326,734	\$10,608,871	\$11,923,062	\$13,270,108	\$14,650,829	\$16,066,069	\$17,516,690	\$19,003,576
Multi-Family		\$0	\$0	\$0	\$697,879	\$1,262,792	\$1,996,001	\$1,996,001	\$2,157,979	\$2,157,979	\$2,157,979	\$2,157,979	\$3,008,277	\$3,964,568	\$4,589,912	\$4,589,912	\$4,787,267	\$4,787,267	\$4,787,267	\$4,787,267	\$4,787,267
Commercial		\$0	\$0	\$0	\$854,518	\$906,854	\$960,499	\$1,880,721	\$1,880,721	\$1,880,721	\$1,880,721	\$1,880,721	\$2,921,869	\$2,985,635	\$3,050,995	\$4,172,197	\$4,172,197	\$4,172,197	\$4,172,197	\$4,172,197	\$4,172,197
Industrial		\$0	\$0	\$0	\$0	\$559,022	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019	\$1,132,019
Total Assessed Value (Buildings & Land)		\$1,230,619	\$2,492,004	\$3,784																	

Appendices: Section 7

Public Return on Investment Projections (Years 1-20)  
Baseline Maintenance v. Intervention Scenario

APPENDIX 7-3

WEST LOUISVILLE EIGHBORHOODS																							
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total - Yrs. 1-20		
PUBLIC RETURN ON INVESTMENT (SCENARIO COMPARISON)																							
Intervention Scenario (less) Maintenance Scenario																							
Net Difference in Annual Revenues	\$0	\$0	\$0	\$245,191	\$458,191	\$699,122	\$964,024	\$1,078,965	\$1,186,306	\$1,297,839	\$1,413,671	\$1,818,665	\$2,187,942	\$2,594,843	\$3,009,101	\$3,242,575	\$3,468,764	\$3,702,089	\$3,942,727	\$4,190,861	\$35,500,876		
Net Difference in Annual Expenditures (Inc. Debt Service Payments)	\$1,040,375	\$914,634	\$787,705	(\$151,251)	(\$225,938)	(\$527,345)	(\$684,512)	(\$857,340)	(\$1,000,078)	(\$1,204,204)	(\$1,406,102)	(\$2,218,292)	(\$2,420,625)	(\$2,816,972)	(\$2,898,970)	(\$3,083,127)	(\$3,242,731)	(\$3,725,147)	(\$4,266,753)	(\$5,005,648)	(\$32,992,320)		
Net Difference - Positive/(Negative)	\$1,040,375	\$914,634	\$787,705	\$93,940	\$232,253	\$171,777	\$279,512	\$221,626	\$186,227	\$93,635	\$7,569	(\$399,627)	(\$232,683)	(\$222,129)	\$110,131	\$159,448	\$226,034	(\$23,058)	(\$324,026)	(\$814,786)	\$2,508,557		
Maintenance Scenario - Revenue & Expenditures																							
Total Annual Revenues	\$16,690	\$34,587	\$53,721	\$74,123	\$95,824	\$118,857	\$143,255	\$169,053	\$196,285	\$224,988	\$255,197	\$286,951	\$320,288	\$355,249	\$391,872	\$430,201	\$470,277	\$512,145	\$555,849	\$601,435	\$5,306,849		
Total Annual Expenses (Including Debt Service Payments)	\$5,228,948	\$5,298,035	\$5,366,717	\$5,434,910	\$5,502,524	\$5,569,465	\$5,635,635	\$5,700,928	\$5,765,235	\$5,828,439	\$5,890,418	\$5,951,043	\$6,010,180	\$6,067,685	\$6,123,411	\$6,177,200	\$6,228,886	\$6,278,298	\$6,325,254	\$6,369,563	\$116,752,774		
Intervention Scenario - Revenue & Expenditures																							
Total Annual Revenues	\$16,690	\$34,587	\$53,721	\$319,314	\$554,015	\$817,979	\$1,107,279	\$1,248,018	\$1,382,591	\$1,522,827	\$1,668,868	\$2,105,616	\$2,508,230	\$2,950,092	\$3,400,974	\$3,672,776	\$3,939,042	\$4,214,234	\$4,498,576	\$4,792,296	\$40,807,725		
Total Annual Expenses (Including Debt Service Payments)	\$4,188,573	\$4,383,401	\$4,579,012	\$5,586,160	\$5,728,462	\$6,096,810	\$6,320,147	\$6,558,268	\$6,765,313	\$7,032,643	\$7,296,520	\$8,169,335	\$8,430,805	\$8,884,657	\$9,022,381	\$9,260,327	\$9,471,617	\$10,003,445	\$10,592,007	\$11,375,210	\$149,745,094		
BASELINE MAINTENANCE SCENARIO - REVENUE & EXPENDITURE SUMMARY																							
Real Property Tax Revenue	\$15,901	\$32,199	\$48,905	\$66,028	\$83,580	\$101,570	\$120,010	\$138,912	\$158,285	\$178,143	\$198,498	\$219,361	\$240,746	\$262,665	\$285,133	\$308,162	\$331,767	\$355,962	\$380,762	\$406,181	\$3,932,769		
Personal Property Tax Revenue	\$789	\$2,388	\$4,816	\$8,094	\$12,244	\$17,287	\$23,245	\$30,142	\$38,000	\$46,844	\$56,699	\$67,590	\$79,543	\$92,584	\$106,740	\$122,039	\$138,511	\$156,184	\$175,088	\$195,254	\$1,374,080		
Occupational Tax Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Annual Revenues	\$16,690	\$34,587	\$53,721	\$74,123	\$95,824	\$118,857	\$143,255	\$169,053	\$196,285	\$224,988	\$255,197	\$286,951	\$320,288	\$355,249	\$391,872	\$430,201	\$470,277	\$512,145	\$555,849	\$601,435	\$5,306,849		
Administrative/Code Enforcement Expenses	(\$2,507,382)	(\$2,510,981)	(\$2,512,589)	(\$2,512,083)	(\$2,509,334)	(\$2,504,207)	(\$2,496,562)	(\$2,486,252)	(\$2,473,122)	(\$2,457,012)	(\$2,437,755)	(\$2,415,173)	(\$2,389,086)	(\$2,359,300)	(\$2,325,616)	(\$2,287,826)	(\$2,245,712)	(\$2,199,047)	(\$2,147,594)	(\$2,091,106)	(\$47,867,738)		
Infrastructure & Pre-Development Costs (PAYGO)	(\$2,721,567)	(\$2,787,054)	(\$2,854,128)	(\$2,922,827)	(\$2,993,190)	(\$3,065,258)	(\$3,139,073)	(\$3,214,677)	(\$3,292,113)	(\$3,371,426)	(\$3,452,663)	(\$3,535,870)	(\$3,621,094)	(\$3,708,386)	(\$3,797,795)	(\$3,889,373)	(\$3,983,174)	(\$4,079,251)	(\$4,177,660)	(\$4,278,457)	(\$68,885,036)		
OR Annual Debt Service Payments (Infrastructure/Pre-Development)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Annual Expenses (Including Debt Service Payments)	(\$5,228,948)	(\$5,298,035)	(\$5,366,717)	(\$5,434,910)	(\$5,502,524)	(\$5,569,465)	(\$5,635,635)	(\$5,700,928)	(\$5,765,235)	(\$5,828,439)	(\$5,890,418)	(\$5,951,043)	(\$6,010,180)	(\$6,067,685)	(\$6,123,411)	(\$6,177,200)	(\$6,228,886)	(\$6,278,298)	(\$6,325,254)	(\$6,369,563)	(\$116,752,774)		
Difference - Positive/(Negative)	(\$5,212,258)	(\$5,263,448)	(\$5,312,996)	(\$5,360,787)	(\$5,406,700)	(\$5,450,609)	(\$5,492,380)	(\$5,531,875)	(\$5,568,950)	(\$5,603,451)	(\$5,635,221)	(\$5,664,092)	(\$5,689,891)	(\$5,712,437)	(\$5,731,539)	(\$5,746,999)	(\$5,758,609)	(\$5,766,153)	(\$5,769,405)	(\$5,768,128)	(\$111,445,925)		
INTERVENTION SCENARIO - REVENUE & EXPENDITURE SUMMARY																							
Real Property Tax Revenue	\$15,901	\$32,199	\$48,905	\$183,648	\$303,341	\$437,155	\$547,972	\$628,934	\$699,936	\$772,712	\$847,308	\$1,053,753	\$1,242,918	\$1,450,372	\$1,606,593	\$1,726,968	\$1,835,750	\$1,947,252	\$2,061,541	\$2,178,688	\$19,621,845		
Personal Property Tax Revenue	\$789	\$2,388	\$4,816	\$20,648	\$46,046	\$82,179	\$129,333	\$178,361	\$230,914	\$287,080	\$346,950	\$425,249	\$517,356	\$624,746	\$746,619	\$871,852	\$1,002,486	\$1,138,656	\$1,280,501	\$1,428,161	\$9,365,131		
Occupational Tax Revenue	\$0	\$0	\$0	\$115,018	\$204,628	\$298,645	\$429,974	\$440,723	\$451,741	\$463,035	\$474,611	\$626,615	\$747,956	\$874,974	\$1,047,762	\$1,073,956	\$1,100,805	\$1,128,325	\$1,156,534	\$1,185,447	\$11,820,749		
Total Annual Revenues	\$16,690	\$34,587	\$53,721	\$319,314	\$554,015	\$817,979	\$1,107,279	\$1,248,018	\$1,382,591	\$1,522,827	\$1,668,868	\$2,105,616	\$2,508,230	\$2,950,092	\$3,400,974	\$3,672,776	\$3,939,042	\$4,214,234	\$4,498,576	\$4,792,296	\$40,807,725		
Administrative/Code Enforcement Expenses	(\$4,188,573)	(\$4,182,786)	(\$4,172,961)	(\$4,969,737)	(\$4,769,330)	(\$4,739,774)	(\$4,534,405)	(\$4,252,341)	(\$4,013,481)	(\$3,841,208)	(\$3,655,023)	(\$4,067,065)	(\$3,736,089)	(\$3,609,091)	(\$3,126,226)	(\$2,702,597)	(\$2,339,206)	(\$2,282,712)	(\$2,268,983)	(\$2,435,592)	(\$73,887,179)		
Infrastructure & Pre-Development Costs (PAYGO)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
OR Annual Debt Service Payments (Infrastructure/Pre-Development)	\$0	(\$200,615)	(\$406,051)	(\$616,423)	(\$959,131)	(\$1,357,036)	(\$1,785,742)	(\$2,305,927)	(\$2,751,832)	(\$3,191,435)	(\$3,641,497)	(\$4,102,269)	(\$4,694,716)	(\$5,275,566)	(\$5,896,155)	(\$6,557,730)	(\$7,132,411)	(\$7,720,734)	(\$8,323,024)	(\$8,939,618)	(\$75,857,915)		
Total Annual Expenses (Including Debt Service Payments)	(\$4,188,573)	(\$4,383,401)	(\$4,579,012)	(\$5,586,160)	(\$5,728,462)	(\$6,096,810)	(\$6,320,147)	(\$6,558,268)	(\$6,765,313)	(\$7,032,643)	(\$7,296,520)	(\$8,169,335)	(\$8,430,805)	(\$8,884,656)	(\$9,022,381)	(\$9,260,327)	(\$9,471,617)	(\$10,003,444)	(\$10,592,007)	(\$11,375,210)	(\$149,745,094)		
Difference - Positive/(Negative)	(\$4,171,883)	(\$4,348,814)	(\$4,525,291)	(\$5,266,847)	(\$5,174,447)	(\$5,278,831)	(\$5,212,868)	(\$5,310,250)	(\$5,382,723)	(\$5,509,816)	(\$5,627,652)	(\$6,063,718)	(\$5,922,574)	(\$5,934,565)	(\$5,621,407)	(\$5,587,551)	(\$5,532,575)	(\$5,789,211)	(\$6,093,431)	(\$6,582,914)	(\$108,937,369)		

Source: RKG Associates, Inc., 2013

Appendices: Section 7

BASELINE MAINTENANCE SCENARIO

APPENDIX 7-4

METRO REVITALIZATION - ANNUAL REVENUES AND EXPENDITURE PROJECTIONS

BASELINE MAINTENANCE SCENARIO

DOWNTOWN, EAST AND SOUTH URBAN NEIGHBORHOODS

	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
ADMINISTRATIVE SERVICES/ CODE ENFORCEMENT EXPENDITURES																						
Code Enforcement Inspections	\$	591,600	\$	591,281	\$	590,421	\$	588,988	\$	586,949	\$	584,268	\$	580,908	\$	576,830	\$	571,996	\$	566,361	\$	559,883
Administrative Staff Time (Metro Govt.)	\$	197,575	\$	202,170	\$	206,873	\$	211,686	\$	216,613	\$	221,656	\$	226,817	\$	232,100	\$	237,507	\$	243,041	\$	248,705
Foreclosure	\$	400,000	\$	410,000	\$	420,250	\$	430,756	\$	441,525	\$	452,563	\$	463,877	\$	475,474	\$	487,361	\$	499,545	\$	512,034
Demolition																						
Residential	\$	726,300	\$	744,458	\$	763,069	\$	782,146	\$	801,699	\$	821,742	\$	842,285	\$	863,342	\$	884,926	\$	907,049	\$	929,725
Property Maintenance																						
Cutting & Cleaning	\$	1,286,839	\$	1,275,148	\$	1,261,620	\$	1,246,152	\$	1,228,640	\$	1,208,976	\$	1,187,044	\$	1,162,725	\$	1,135,894	\$	1,106,423	\$	1,074,175
Boarding	\$	77,272	\$	79,204	\$	81,184	\$	83,214	\$	85,294	\$	87,427	\$	89,612	\$	91,853	\$	94,149	\$	96,503	\$	98,915
Total - Administrative Services/Code Enforcement Exp.	\$	3,279,586	\$	3,302,261	\$	3,323,417	\$	3,342,942	\$	3,360,721	\$	3,376,631	\$	3,390,543	\$	3,402,324	\$	3,411,833	\$	3,418,922	\$	3,423,437
INFRASTRUCTURE INVESTMENTS																						
Sidewalk Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Street Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Water/Sewer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Parking																						
Surface																						
Structured	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Underground																						
Parking Spaces Due to Development																						
Multi-Family Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total - Infrastructure Investments	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
PRE-DEVELOPMENT EXPENDITURES																						
Neighborhood Planning & Pre-development	\$	100,000	\$	102,500	\$	105,063	\$	107,689	\$	110,381	\$	113,141	\$	115,969	\$	118,869	\$	121,840	\$	124,886	\$	128,008
Land Acquisition																						
Residential	\$	676,367	\$	689,894	\$	703,692	\$	717,766	\$	732,121	\$	746,764	\$	761,699	\$	776,933	\$	792,472	\$	808,321	\$	824,487
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Building & Land Acquisition																						
Residential	\$	853,999	\$	871,079	\$	888,500	\$	906,270	\$	924,396	\$	942,883	\$	961,741	\$	980,976	\$	1,000,595	\$	1,020,607	\$	1,041,020
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Acquisition																						
Residential	\$	1,530,366	\$	1,560,973	\$	1,592,192	\$	1,624,036	\$	1,656,517	\$	1,689,647	\$	1,723,440	\$	1,757,909	\$	1,793,067	\$	1,828,928	\$	1,865,507
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Demolition																						
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Affordable Housing Subsidies Per Unit																						
New Construction	\$	150,000	\$	153,750	\$	157,594	\$	161,534	\$	165,572	\$	169,711	\$	173,954	\$	178,303	\$	182,760	\$	187,329	\$	192,013
Rehabilitation	\$	1,235,000	\$	1,265,875	\$	1,297,522	\$	1,329,960	\$	1,363,209	\$	1,397,289	\$	1,432,221	\$	1,468,027	\$	1,504,728	\$	1,542,346	\$	1,580,904
Total - Pre-Development Costs	\$	3,015,366	\$	3,083,098	\$	3,152,370	\$	3,223,219	\$	3,295,679	\$	3,369,788	\$	3,445,585	\$	3,523,107	\$	3,602,395	\$	3,683,490	\$	3,766,433
Debt Service on Bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL ANNUAL EXPENDITURES & DEBT SERVICE PAYMEN	\$	6,294,952	\$	6,385,359	\$	6,475,787	\$	6,566,161	\$	6,656,400	\$	6,746,419	\$	6,836,128	\$	6,925,431	\$	7,014,228	\$	7,102,412	\$	7,189,870
	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
REVENUE GENERATORS																						
REAL PROPERTY																						
New Building Assessed Value																						
New Construction																						
Residential	\$	485,398	\$	982,931	\$	1,492,902	\$	2,015,622	\$	2,551,411	\$	3,100,594	\$	3,663,507	\$	4,240,492	\$	4,831,903	\$	5,438,098	\$	6,059,448
Multi-Family	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Building Rehabilitation																						
Residential	\$	543,400	\$	1,100,385	\$	1,671,295	\$	2,256,477	\$	2,856,289	\$	3,471,096	\$	4,101,274	\$	4,747,205	\$	5,409,286	\$	6,087,918	\$	6,783,516
Multi-Family	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Land Value																						
Residential	\$	296,973	\$	601,369	\$	913,376	\$	1,233,183	\$	1,560,985	\$	1,896,983	\$	2,241,380	\$	2,594,387	\$	2,956,219	\$	3,327,097	\$	3,707,247
Multi-Family	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Assessed Value (Buildings & Land)																						
Residential	\$	1,325,770	\$	2,684,685	\$	4,077,573	\$	5,505,283	\$	6,968,685	\$	8,468,673	\$	10,006,160	\$	11,582,085	\$	13,197,407	\$	14,853,113	\$	16,550,211
Commercial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Industrial	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total - New Assessed Value	\$	1,325,770	\$	2,684,685	\$	4,077,573	\$	5,505,283	\$	6,968,685	\$	8,468,673	\$	10,006,160	\$	11,582,085	\$	13,197,407	\$	14,853,113	\$	16,550,211
Total Real Property Tax Revenue	\$	17,130	\$	34,689	\$	52,686	\$	71,134	\$	90,042	\$	109,424	\$	129,290	\$	149,652	\$	170,524	\$	191,917	\$	213,845
PERSONAL PROPERTY																						
Taxable Value																						

## Appendices: Section 7

### INTERVENTION SCENARIO

APPENDIX 7-5

#### METRO REVITALIZATION - ANNUAL REVENUES AND EXPENDITURE PROJECTIONS

#### INTERVENTION SCENARIO

#### DOWNTOWN, EAST AND SOUTH URBAN NEIGHBORHOODS

Project Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
ADMINISTRATIVE SERVICES/CODE ENFORCEMENT EXPENDITURES																					
Code Enforcement Inspections		\$ 887,400	\$ 886,921	\$ 885,631	\$ 883,482	\$ 859,935	\$ 834,191	\$ 806,137	\$ 774,999	\$ 741,274	\$ 708,298	\$ 672,682	\$ 634,295	\$ 593,003	\$ 548,664	\$ 501,132	\$ 450,251	\$ 395,864	\$ 337,803	\$ 275,895	\$ 209,960
Administrative Staff Time (Metro Govt.)		\$ 197,575	\$ 202,170	\$ 206,873	\$ 806,922	\$ 737,890	\$ 831,902	\$ 753,178	\$ 657,256	\$ 594,452	\$ 608,553	\$ 622,992	\$ 1,237,627	\$ 1,159,469	\$ 1,280,299	\$ 1,039,744	\$ 926,479	\$ 865,128	\$ 885,726	\$ 906,819	\$ 936,695
Foreclosure		\$ 400,000	\$ 410,000	\$ 420,250	\$ 646,134	\$ 662,288	\$ 678,845	\$ 695,816	\$ 713,211	\$ 731,042	\$ 749,318	\$ 768,051	\$ 787,252	\$ 806,933	\$ 827,107	\$ 847,784	\$ 868,979	\$ 890,703	\$ 912,971	\$ 935,795	\$ 1,138,239
Demolition																					
Residential		\$ 726,300	\$ 744,458	\$ 763,069	\$ 1,173,218	\$ 1,202,549	\$ 1,232,613	\$ 1,052,857	\$ 1,079,178	\$ 884,926	\$ 907,049	\$ 929,725	\$ 952,969	\$ 976,793	\$ 1,001,213	\$ 1,026,243	\$ 1,051,899	\$ 1,078,196	\$ 1,105,151	\$ 1,132,780	\$ 1,161,100
Property Maintenance																					
Cutting & Cleaning		\$ 2,573,678	\$ 2,550,297	\$ 2,523,239	\$ 2,492,304	\$ 2,383,202	\$ 2,265,331	\$ 2,138,258	\$ 1,985,704	\$ 1,822,074	\$ 1,646,836	\$ 1,459,434	\$ 1,259,290	\$ 1,045,800	\$ 818,339	\$ 576,251	\$ 318,856	\$ 45,446	\$ -	\$ -	\$ -
Boarding		\$ 175,825	\$ 180,221	\$ 184,726	\$ 189,344	\$ 194,078	\$ 198,930	\$ 203,903	\$ 209,001	\$ 214,226	\$ 219,581	\$ 225,071	\$ 230,698	\$ 236,465	\$ 242,377	\$ 248,436	\$ 254,647	\$ 261,013	\$ 267,539	\$ 274,227	\$ 281,083
Total - Administrative Services/Code Enforcement Exp.		\$ 4,960,778	\$ 4,974,066	\$ 4,983,789	\$ 6,191,406	\$ 6,039,942	\$ 6,041,811	\$ 5,650,148	\$ 5,419,349	\$ 4,987,994	\$ 4,839,636	\$ 4,677,954	\$ 5,102,130	\$ 4,818,464	\$ 4,717,998	\$ 4,239,590	\$ 3,871,112	\$ 3,536,351	\$ 3,509,190	\$ 3,525,517	\$ 3,727,076
INFRASTRUCTURE INVESTMENTS																					
Sidewalk Improvements		\$ -	\$ -	\$ -	\$ -	\$ 39,737	\$ 40,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,416	\$ 49,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Improvements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,538	\$ 278,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,843	\$ 339,114	\$ 926,479	\$ 865,128	\$ 885,726	\$ 906,819	\$ 936,695
Water/Sewer		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,486	\$ 8,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,339	\$ 10,597	\$ -	\$ -	\$ -	\$ -	\$ -
Parking																					
Surface																					
Structure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Underground																					
Parking Spaces Due to Development																					
Multi-Family Residential		-	-	-	80	80	80	-	-	-	-	-	-	80	80	80	-	-	-	-	-
Commercial		-	-	-	71	-	-	71	-	-	-	-	-	71	-	-	71	-	-	-	-
Industrial		-	-	-	-	21	21	-	-	-	-	-	-	-	21	21	-	-	-	-	-
Total - Infrastructure Investments		\$ -	\$ -	\$ -	\$ -	\$ 39,737	\$ 320,754	\$ 287,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,416	\$ 390,808	\$ 349,711	\$ -	\$ -	\$ -	\$ -	\$ -
Project Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
PRE-DEVELOPMENT EXPENDITURES																					
Neighborhood Planning & Pre-development		\$ 250,000	\$ 256,250	\$ 262,656	\$ 269,223	\$ 275,953	\$ 282,852	\$ 289,923	\$ 297,171	\$ 304,601	\$ 312,216	\$ 320,021	\$ 328,022	\$ 336,222	\$ 344,628	\$ 353,243	\$ 362,075	\$ 371,126	\$ 380,405	\$ 389,915	\$ 399,663
Land Acquisition																					
Residential		\$ 676,367	\$ 689,894	\$ 703,692	\$ 1,674,787	\$ 1,708,283	\$ 1,742,449	\$ 2,285,097	\$ 2,330,799	\$ 2,377,415	\$ 2,424,963	\$ 2,473,462	\$ 3,083,583	\$ 3,145,255	\$ 3,208,160	\$ 3,272,323	\$ 3,337,770	\$ 3,404,525	\$ 3,472,615	\$ 3,542,068	\$ 3,796,839
Commercial		\$ -	\$ -	\$ -	\$ 285,721	\$ -	\$ -	\$ 303,210	\$ -	\$ -	\$ -	\$ -	\$ 334,768	\$ -	\$ 355,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ 381,228	\$ 388,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446,670	\$ 455,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Acquisition																					
Residential		\$ 853,999	\$ 871,079	\$ 888,500	\$ 906,270	\$ 924,396	\$ 942,883	\$ 961,741	\$ 980,976	\$ 1,000,595	\$ 1,020,607	\$ 1,041,020	\$ 1,061,840	\$ 1,083,077	\$ 1,104,738	\$ 1,126,833	\$ 1,149,370	\$ 1,172,357	\$ 1,195,804	\$ 1,219,720	\$ 1,244,115
Commercial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Acquisition																					
Residential		\$ 1,530,366	\$ 1,560,973	\$ 1,592,192	\$ 2,581,057	\$ 2,632,679	\$ 2,685,332	\$ 3,246,838	\$ 3,311,775	\$ 3,378,010	\$ 3,445,571	\$ 3,514,482	\$ 4,145,423	\$ 4,228,332	\$ 4,312,898	\$ 4,399,156	\$ 4,487,139	\$ 4,576,882	\$ 4,668,420	\$ 4,761,788	\$ 5,040,954
Commercial		\$ -	\$ -	\$ -	\$ 285,721	\$ -	\$ -	\$ 303,210	\$ -	\$ -	\$ -	\$ -	\$ 334,768	\$ -	\$ 355,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ 381,228	\$ 388,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446,670	\$ 455,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition																					
Commercial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing Subsidies Per Unit																					
New Construction		\$ 150,000	\$ 153,750	\$ 157,594	\$ 646,134	\$ 662,288	\$ 678,845	\$ 1,043,724	\$ 1,069,817	\$ 1,096,563	\$ 1,123,977	\$ 1,152,076	\$ 1,574,504	\$ 1,613,867	\$ 1,654,213	\$ 1,695,569	\$ 1,737,958	\$ 1,781,407	\$ 1,825,942	\$ 1,871,590	\$ 1,918,380
Rehabilitation		\$ 1,235,000	\$ 1,265,875	\$ 1,297,522	\$ 1,749,947	\$ 1,793,696	\$ 1,838,538	\$ 2,261,402	\$ 2,317,937	\$ 2,375,886	\$ 2,435,283	\$ 2,496,165	\$ 2,558,569	\$ 2,622,533	\$ 2,688,097	\$ 2,755,299	\$ 2,824,181	\$ 2,894,786	\$ 2,967,156	\$ 3,041,334	\$ 3,117,368
Total - Pre-Development Costs		\$ 3,165,366	\$ 3,236,848	\$ 3,309,964	\$ 5,532,083	\$ 5,745,844	\$ 5,874,421	\$ 7,145,097	\$ 6,996,701	\$ 7,155,059	\$ 7,317,046	\$ 7,482,744	\$ 8,941,286	\$ 9,247,624	\$ 9,455,439	\$ 9,558,526	\$ 9,611,353	\$ 9,624,201	\$ 9,641,922	\$ 9,659,925	\$ 9,678,753
Debt Service on Bonds		\$ -	\$ 278,679	\$ 563,738	\$ 855,328	\$ 1,254,399	\$ 1,768,049	\$ 2,314,815	\$ 2,941,942	\$ 3,537,207	\$ 4,129,158	\$ 4,734,615	\$ 5,353,889	\$ 6,085,946	\$ 6,846,345	\$ 7,650,074	\$ 8,459,804	\$ 9,232,796	\$ 10,023,397	\$ 10,832,012	\$ 11,659,055
TOTAL ANNUAL EXPENDITURES & DEBT SERVICE PAYMENT		\$ 4,960,778	\$ 5,252,745	\$ 5,547,527	\$ 7,046,733	\$ 7,294,342	\$ 7,809,860	\$ 7,964,963	\$ 8,361,291	\$ 8,525,201	\$ 8,968,793	\$ 9,412,569	\$ 10,456,019	\$ 10,904,410	\$ 11,564,342	\$ 11,889,664	\$ 12,330,915	\$ 12,769,147	\$ 13,532,587	\$ 14,357,528	\$ 15,386,131
Project Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
REVENUE GENERATORS																					
REAL PROPERTY																					
New Building Assessed Value																					
New Construction																					
Residential		\$485,398	\$982,931	\$1,492,902	\$3,583,784	\$5,726,938	\$7,923,670	\$11,301,147	\$14,763,060	\$18,311,521	\$21,948,694	\$25,676,796	\$30,771,869	\$35,994,319	\$41,347,330	\$46,834,166	\$52,458,173	\$58,222,780	\$64,131,503	\$70,187,943	\$76,395,795
Multi-Family		\$0	\$0	\$0	\$2,527,829	\$5,118,854	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$10,854,569	\$14,011,481	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316
Commercial		\$0	\$0	\$0	\$2,118,209	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289
Industrial		\$0	\$0	\$0	\$0	\$1,850,555	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374
Building Rehabilitation																					
Residential		\$543,400	\$1,100,385	\$1,671,295	\$2,441,271	\$3,230,498	\$4,039,455	\$5,034,471	\$6,054,364	\$7,099,754	\$8,171,278	\$9,269,590	\$10,395,361	\$11,549,275	\$12,732,						

Public Return on Investment Projections (Years 1-20)

APPENDIX 7-6

Baseline Maintenance v. Intervention Scenario

DOWNTOWN, EAST AND SOUTH URBAN NEIGHBORHOODS																					
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total - Yrs. 1-20
PUBLIC RETURN ON INVESTMENT (SCENARIO COMPARISON)																					
Intervention Scenario (less) Maintenance Scenario																					
Net Difference in Annual Revenues	\$0	\$0	\$0	\$256,580	\$479,832	\$731,995	\$1,016,415	\$1,140,695	\$1,258,042	\$1,379,884	\$1,506,335	\$1,935,061	\$2,326,932	\$2,757,875	\$3,204,556	\$3,458,176	\$3,705,450	\$3,960,359	\$4,223,092	\$4,493,846	\$37,835,125
Net Difference in Annual Expenditures (Inc. Debt Service Payments)	\$2,060,474	\$1,877,071	\$1,691,329	\$692,646	\$564,608	\$169,172	(\$75,978)	(\$356,682)	(\$626,047)	(\$959,333)	(\$1,292,974)	(\$2,226,567)	(\$2,565,487)	(\$3,116,455)	(\$3,333,441)	(\$3,667,116)	(\$3,998,670)	(\$4,656,476)	(\$5,376,979)	(\$6,302,503)	(\$31,499,407)
Net Difference - Positive/(Negative)	\$2,060,474	\$1,877,071	\$1,691,329	\$949,226	\$1,044,439	\$901,167	\$940,436	\$784,014	\$631,994	\$420,552	\$213,362	(\$291,505)	(\$238,555)	(\$358,580)	(\$128,885)	(\$208,941)	(\$293,220)	(\$696,117)	(\$1,153,887)	(\$1,808,657)	\$6,335,718
Maintenance Scenario - Revenue & Expenditures																					
Total Annual Revenues	\$17,981	\$37,262	\$57,875	\$79,854	\$103,233	\$128,047	\$154,332	\$182,124	\$211,462	\$242,384	\$274,929	\$309,138	\$345,053	\$382,716	\$422,172	\$463,464	\$506,639	\$551,744	\$598,827	\$647,938	\$5,717,172
Total Annual Expenses (Including Debt Service Payments)	\$6,294,952	\$6,385,359	\$6,475,787	\$6,566,161	\$6,656,400	\$6,746,419	\$6,836,128	\$6,925,431	\$7,014,228	\$7,102,412	\$7,189,870	\$7,276,484	\$7,362,130	\$7,446,675	\$7,529,980	\$7,611,900	\$7,692,281	\$7,770,960	\$7,847,769	\$7,922,528	\$142,653,854
Intervention Scenario - Revenue & Expenditures																					
Total Annual Revenues	\$17,981	\$37,262	\$57,875	\$336,434	\$583,065	\$860,042	\$1,170,746	\$1,322,819	\$1,469,504	\$1,622,268	\$1,781,264	\$2,244,199	\$2,671,985	\$3,140,591	\$3,626,728	\$3,921,640	\$4,212,089	\$4,512,103	\$4,821,919	\$5,141,783	\$43,552,297
Total Annual Expenses (Including Debt Service Payments)	\$4,234,478	\$4,508,287	\$4,784,458	\$5,873,515	\$6,091,793	\$6,577,247	\$6,912,107	\$7,282,113	\$7,640,275	\$8,061,744	\$8,482,844	\$9,503,051	\$9,927,617	\$10,563,130	\$10,863,421	\$11,279,016	\$11,690,951	\$12,427,436	\$13,224,748	\$14,225,031	\$174,153,261
BASELINE MAINTENANCE SCENARIO - REVENUE & EXPENDITURE SUMMARY																					
Real Property Tax Revenue	\$17,130	\$34,689	\$52,686	\$71,134	\$90,042	\$109,424	\$129,290	\$149,652	\$170,524	\$191,917	\$213,845	\$236,322	\$259,360	\$282,974	\$307,179	\$331,989	\$357,419	\$383,484	\$410,202	\$437,587	\$4,236,849
Personal Property Tax Revenue	\$850	\$2,573	\$5,188	\$8,720	\$13,191	\$18,623	\$25,042	\$32,472	\$40,938	\$50,466	\$61,083	\$72,816	\$85,693	\$99,742	\$114,993	\$131,475	\$149,220	\$168,260	\$188,625	\$210,351	\$1,480,323
Occupational Tax Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Revenues	\$17,981	\$37,262	\$57,875	\$79,854	\$103,233	\$128,047	\$154,332	\$182,124	\$211,462	\$242,384	\$274,929	\$309,138	\$345,053	\$382,716	\$422,172	\$463,464	\$506,639	\$551,744	\$598,827	\$647,938	\$5,717,172
Administrative/Code Enforcement Expenses	(\$2,553,286)	(\$2,557,803)	(\$2,560,348)	(\$2,560,797)	(\$2,559,022)	(\$2,554,889)	(\$2,548,258)	(\$2,538,982)	(\$2,526,907)	(\$2,511,872)	(\$2,493,712)	(\$2,472,250)	(\$2,447,304)	(\$2,418,682)	(\$2,386,186)	(\$2,349,608)	(\$2,308,729)	(\$2,263,325)	(\$2,213,157)	(\$2,157,980)	(\$48,983,096)
Infrastructure & Pre-Development Costs (PAYGO)	(\$3,741,666)	(\$3,827,555)	(\$3,915,439)	(\$4,005,364)	(\$4,097,378)	(\$4,191,530)	(\$4,287,870)	(\$4,386,450)	(\$4,487,321)	(\$4,590,539)	(\$4,696,158)	(\$4,804,234)	(\$4,914,826)	(\$5,027,992)	(\$5,143,794)	(\$5,262,292)	(\$5,383,551)	(\$5,507,636)	(\$5,634,612)	(\$5,764,549)	(\$93,670,758)
OR Annual Debt Service Payments (Infrastructure/Pre-Development)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Expenses (Including Debt Service Payments)	(\$6,294,952)	(\$6,385,359)	(\$6,475,787)	(\$6,566,161)	(\$6,656,400)	(\$6,746,419)	(\$6,836,128)	(\$6,925,431)	(\$7,014,228)	(\$7,102,412)	(\$7,189,870)	(\$7,276,484)	(\$7,362,130)	(\$7,446,675)	(\$7,529,980)	(\$7,611,900)	(\$7,692,281)	(\$7,770,960)	(\$7,847,769)	(\$7,922,528)	(\$142,653,854)
Difference - Positive/(Negative)	(\$6,276,971)	(\$6,348,097)	(\$6,417,912)	(\$6,486,307)	(\$6,553,167)	(\$6,618,373)	(\$6,681,797)	(\$6,743,307)	(\$6,802,766)	(\$6,860,028)	(\$6,914,941)	(\$6,967,346)	(\$7,017,077)	(\$7,063,958)	(\$7,107,808)	(\$7,148,436)	(\$7,185,642)	(\$7,219,216)	(\$7,248,942)	(\$7,274,591)	(\$136,936,682)
INTERVENTION SCENARIO - REVENUE & EXPENDITURE SUMMARY																					
Real Property Tax Revenue	\$17,130	\$34,689	\$52,686	\$198,347	\$326,799	\$469,236	\$595,082	\$681,027	\$757,518	\$835,922	\$916,285	\$1,139,301	\$1,342,488	\$1,563,882	\$1,740,053	\$1,868,181	\$1,985,374	\$2,105,497	\$2,228,623	\$2,354,828	\$21,212,949
Personal Property Tax Revenue	\$850	\$2,573	\$5,188	\$23,272	\$52,001	\$92,690	\$146,454	\$201,851	\$261,045	\$324,133	\$391,210	\$479,395	\$582,867	\$703,287	\$840,771	\$981,407	\$1,127,862	\$1,280,281	\$1,438,813	\$1,603,611	\$10,539,562
Occupational Tax Revenue	\$0	\$0	\$0	\$114,814	\$204,265	\$298,116	\$429,211	\$439,941	\$450,940	\$462,213	\$473,769	\$625,503	\$746,630	\$873,422	\$1,045,904	\$1,072,052	\$1,098,853	\$1,126,324	\$1,154,483	\$1,183,345	\$11,799,786
Total Annual Revenues	\$17,981	\$37,262	\$57,875	\$336,434	\$583,065	\$860,042	\$1,170,746	\$1,322,819	\$1,469,504	\$1,622,268	\$1,781,264	\$2,244,199	\$2,671,985	\$3,140,591	\$3,626,728	\$3,921,640	\$4,212,089	\$4,512,103	\$4,821,919	\$5,141,783	\$43,552,297
Administrative/Code Enforcement Expenses	(\$4,234,478)	(\$4,229,608)	(\$4,220,720)	(\$5,018,187)	(\$4,837,393)	(\$4,809,199)	(\$4,597,292)	(\$4,340,171)	(\$4,103,068)	(\$3,932,586)	(\$3,748,229)	(\$4,149,162)	(\$3,841,671)	(\$3,716,785)	(\$3,213,347)	(\$2,819,213)	(\$2,458,154)	(\$2,404,039)	(\$2,392,736)	(\$2,565,976)	(\$75,632,015)
Infrastructure & Pre-Development Costs (PAYGO)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OR Annual Debt Service Payments (Infrastructure/Pre-Development)	\$0	(\$278,679)	(\$563,738)	(\$855,328)	(\$1,254,399)	(\$1,768,049)	(\$2,314,815)	(\$2,941,942)	(\$3,537,207)	(\$4,129,158)	(\$4,734,615)	(\$5,353,889)	(\$6,085,946)	(\$6,846,345)	(\$7,650,074)	(\$8,459,804)	(\$9,232,796)	(\$10,023,397)	(\$10,832,012)	(\$11,659,055)	(\$98,521,247)
Total Annual Expenses (Including Debt Service Payments)	(\$4,234,478)	(\$4,508,287)	(\$4,784,458)	(\$5,873,515)	(\$6,091,793)	(\$6,577,247)	(\$6,912,107)	(\$7,282,113)	(\$7,640,275)	(\$8,061,744)	(\$8,482,844)	(\$9,503,051)	(\$9,927,617)	(\$10,563,130)	(\$10,863,421)	(\$11,279,016)	(\$11,690,951)	(\$12,427,436)	(\$13,224,748)	(\$14,225,031)	(\$174,153,261)
Difference - Positive/(Negative)	(\$4,216,497)	(\$4,471,025)	(\$4,726,583)	(\$5,537,081)	(\$5,508,728)	(\$5,717,206)	(\$5,741,360)	(\$5,959,294)	(\$6,170,772)	(\$6,439,476)	(\$6,701,580)	(\$7,258,852)	(\$7,255,632)	(\$7,422,539)	(\$7,236,693)	(\$7,357,376)	(\$7,478,861)	(\$7,915,333)	(\$8,402,829)	(\$9,083,248)	(\$130,600,964)

Source: RKG Associates, Inc., 2013



Appendices: Section 7

BASELINE MAINTENANCE SCENARIO

APPENDIX 7-7

METRO REVITALIZATION - ANNUAL REVENUES AND EXPENDITURE PROJECTIONS

BASELINE MAINTENANCE SCENARIO

JEFFERSON COUNTY SUBURBS

ADMINISTRATIVE SERVICES/CODE ENFORCEMENT EXPENDITURES																				
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Code Enforcement Inspections	\$ 591,600	\$ 591,281	\$ 590,421	\$ 588,988	\$ 586,949	\$ 584,268	\$ 580,908	\$ 576,830	\$ 571,996	\$ 566,361	\$ 559,883	\$ 552,515	\$ 544,211	\$ 534,919	\$ 524,587	\$ 513,162	\$ 500,586	\$ 486,800	\$ 471,742	\$ 455,348
Administrative Staff Time (Metro Govt.)	\$ 175,225	\$ 179,373	\$ 183,620	\$ 187,969	\$ 192,421	\$ 196,980	\$ 201,648	\$ 206,427	\$ 211,321	\$ 216,331	\$ 221,461	\$ 226,714	\$ 232,093	\$ 237,601	\$ 243,240	\$ 249,014	\$ 254,926	\$ 260,980	\$ 267,179	\$ 273,526
Foreclosure	\$ 400,000	\$ 410,000	\$ 420,250	\$ 430,756	\$ 441,525	\$ 452,563	\$ 463,877	\$ 475,474	\$ 487,361	\$ 499,545	\$ 512,034	\$ 524,835	\$ 537,956	\$ 551,404	\$ 565,190	\$ 579,319	\$ 593,802	\$ 608,647	\$ 623,863	\$ 639,460
Demolition																				
Residential	\$ 726,300	\$ 744,458	\$ 763,069	\$ 782,146	\$ 801,699	\$ 821,742	\$ 842,285	\$ 863,342	\$ 884,926	\$ 907,049	\$ 929,725	\$ 952,969	\$ 976,793	\$ 1,001,213	\$ 1,026,243	\$ 1,051,899	\$ 1,078,196	\$ 1,105,151	\$ 1,132,780	\$ 1,161,100
Property Maintenance																				
Cutting & Cleaning	\$ 1,286,839	\$ 1,275,148	\$ 1,261,620	\$ 1,246,152	\$ 1,228,640	\$ 1,208,976	\$ 1,187,044	\$ 1,162,725	\$ 1,135,894	\$ 1,106,423	\$ 1,074,175	\$ 1,039,009	\$ 1,000,777	\$ 959,326	\$ 914,496	\$ 866,120	\$ 814,023	\$ 758,024	\$ 697,934	\$ 633,555
Boarding	\$ 77,272	\$ 79,204	\$ 81,184	\$ 83,214	\$ 85,294	\$ 87,427	\$ 89,612	\$ 91,853	\$ 94,149	\$ 96,503	\$ 98,915	\$ 101,388	\$ 103,923	\$ 106,521	\$ 109,184	\$ 111,913	\$ 114,711	\$ 117,579	\$ 120,518	\$ 123,531
Total - Administrative Services/Code Enforcement Exp.	\$ 3,257,237	\$ 3,279,464	\$ 3,300,164	\$ 3,319,225	\$ 3,336,530	\$ 3,351,955	\$ 3,365,374	\$ 3,376,652	\$ 3,385,647	\$ 3,392,212	\$ 3,396,193	\$ 3,397,430	\$ 3,395,752	\$ 3,390,983	\$ 3,382,939	\$ 3,371,427	\$ 3,356,245	\$ 3,337,181	\$ 3,314,017	\$ 3,286,520
INFRASTRUCTURE INVESTMENTS																				
Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking																				
Surface																				
Structured	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Underground																				
Parking Spaces Due to Development																				
Multi-Family Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Infrastructure Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PRE-DEVELOPMENT EXPENDITURES																				
Neighborhood Planning & Pre-development	\$ 100,000	\$ 102,500	\$ 105,063	\$ 107,689	\$ 110,381	\$ 113,141	\$ 115,969	\$ 118,869	\$ 121,840	\$ 124,886	\$ 128,008	\$ 131,209	\$ 134,489	\$ 137,851	\$ 141,297	\$ 144,830	\$ 148,451	\$ 152,162	\$ 155,966	\$ 159,865
Land Acquisition																				
Residential	\$ 506,307	\$ 516,433	\$ 526,762	\$ 537,297	\$ 548,043	\$ 559,004	\$ 570,184	\$ 581,588	\$ 593,220	\$ 605,084	\$ 617,186	\$ 629,529	\$ 642,120	\$ 654,962	\$ 668,062	\$ 681,423	\$ 695,051	\$ 708,952	\$ 723,131	\$ 737,594
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building & Land Acquisition																				
Residential	\$ 527,403	\$ 537,951	\$ 548,710	\$ 559,685	\$ 570,878	\$ 582,296	\$ 593,942	\$ 605,821	\$ 617,937	\$ 630,296	\$ 642,902	\$ 655,760	\$ 668,875	\$ 682,253	\$ 695,898	\$ 709,816	\$ 724,012	\$ 738,492	\$ 753,262	\$ 768,327
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Acquisition																				
Residential	\$ 1,033,711	\$ 1,054,385	\$ 1,075,473	\$ 1,096,982	\$ 1,118,922	\$ 1,141,300	\$ 1,164,126	\$ 1,187,409	\$ 1,211,157	\$ 1,235,380	\$ 1,260,087	\$ 1,285,289	\$ 1,310,995	\$ 1,337,215	\$ 1,363,959	\$ 1,391,238	\$ 1,419,063	\$ 1,447,444	\$ 1,476,393	\$ 1,505,921
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition																				
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing Subsidies Per Unit																				
New Construction	\$ 150,000	\$ 153,750	\$ 157,594	\$ 161,534	\$ 165,572	\$ 169,711	\$ 173,954	\$ 178,303	\$ 182,760	\$ 187,329	\$ 192,013	\$ 196,813	\$ 201,733	\$ 206,777	\$ 211,946	\$ 217,245	\$ 222,676	\$ 228,243	\$ 233,949	\$ 239,798
Rehabilitation	\$ 1,235,000	\$ 1,265,875	\$ 1,297,522	\$ 1,329,960	\$ 1,363,209	\$ 1,397,289	\$ 1,432,221	\$ 1,468,027	\$ 1,504,728	\$ 1,542,346	\$ 1,580,904	\$ 1,620,427	\$ 1,660,938	\$ 1,702,461	\$ 1,745,023	\$ 1,788,648	\$ 1,833,364	\$ 1,879,199	\$ 1,926,179	\$ 1,974,333
Total - Pre-Development Costs	\$ 2,518,711	\$ 2,576,510	\$ 2,635,651	\$ 2,696,165	\$ 2,758,084	\$ 2,821,441	\$ 2,886,271	\$ 2,952,607	\$ 3,020,485	\$ 3,089,941	\$ 3,161,013	\$ 3,233,738	\$ 3,308,155	\$ 3,384,304	\$ 3,462,225	\$ 3,541,961	\$ 3,623,554	\$ 3,707,048	\$ 3,792,487	\$ 3,879,917
Debt Service on Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL EXPENDITURES & DEBT SERVICE PAYMEN	\$ 5,775,947	\$ 5,855,974	\$ 5,935,815	\$ 6,015,390	\$ 6,094,613	\$ 6,173,397	\$ 6,251,645	\$ 6,329,258	\$ 6,406,132	\$ 6,482,153	\$ 6,557,206	\$ 6,631,168	\$ 6,703,907	\$ 6,775,287	\$ 6,845,165	\$ 6,913,388	\$ 6,979,799	\$ 7,044,229	\$ 7,106,503	\$ 7,166,437
REVENUE GENERATORS																				
REAL PROPERTY																				
New Building Assessed Value																				
New Construction																				
Residential	\$ 485,398	\$ 982,931	\$ 1,492,902	\$ 2,015,622	\$ 2,551,411	\$ 3,100,594	\$ 3,663,507	\$ 4,240,492	\$ 4,831,903	\$ 5,438,098	\$ 6,059,448	\$ 6,696,332	\$ 7,349,139	\$ 8,018,265	\$ 8,704,120	\$ 9,407,120	\$ 10,127,696	\$ 10,866,287	\$ 11,623,342	\$ 12,399,323
Multi-Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Rehabilitation																				
Residential	\$ 543,400	\$ 1,100,385	\$ 1,671,295	\$ 2,256,477	\$ 2,856,289	\$ 3,471,096	\$ 4,101,274	\$ 4,747,205	\$ 5,409,286	\$ 6,087,918	\$ 6,783,516	\$ 7,496,503	\$ 8,227,316	\$ 8,976,399	\$ 9,744,209	\$ 10,531,214	\$ 11,337,895	\$ 12,164,742	\$ 13,012,260	\$ 13,880,967
Multi-Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Value																				
Residential	\$ 321,331	\$ 650,694	\$ 988,292	\$ 1,334,330	\$ 1,689,019	\$ 2,052,575	\$ 2,425,220	\$ 2,807,181	\$ 3,198,691	\$ 3,599,989	\$ 4,011,319	\$ 4,432,933	\$ 4,865,087	\$ 5,308,045	\$ 5,762,076	\$ 6,227,459	\$ 6,704,476	\$ 7,193,418	\$ 7,694,584	\$ 8,208,280
Multi-Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -											

Appendices: Section 7

INTERVENTION SCENARIO

APPENDIX 7-8

METRO REVITALIZATION - ANNUAL REVENUES AND EXPENDITURE PROJECTIONS

INTERVENTION SCENARIO

JEFFERSON COUNTY SUBURBS

	Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
ADMINISTRATIVE SERVICES/CODE ENFORCEMENT EXPENDITURES																					
Code Enforcement Inspections	\$ 887,400	\$ 886,921	\$ 885,631	\$ 883,482	\$ 859,935	\$ 834,191	\$ 806,137	\$ 774,999	\$ 741,274	\$ 708,298	\$ 672,682	\$ 634,295	\$ 593,003	\$ 548,664	\$ 501,132	\$ 450,251	\$ 395,864	\$ 337,803	\$ 275,895	\$ 209,960	
Administrative Staff Time (Metro Govt.)	\$ 175,225	\$ 179,373	\$ 183,620	\$ 177,465	\$ 700,112	\$ 793,369	\$ 712,988	\$ 614,003	\$ 550,333	\$ 563,552	\$ 577,091	\$ 1,186,911	\$ 1,102,266	\$ 1,221,951	\$ 985,924	\$ 868,934	\$ 806,432	\$ 825,857	\$ 845,752	\$ 872,326	
Foreclosure	\$ 400,000	\$ 410,000	\$ 420,250	\$ 646,134	\$ 662,288	\$ 678,845	\$ 695,816	\$ 713,211	\$ 731,042	\$ 749,318	\$ 768,051	\$ 787,252	\$ 806,933	\$ 827,107	\$ 847,784	\$ 868,979	\$ 890,703	\$ 912,971	\$ 935,795	\$ 1,138,239	
Demolition																					
Residential	\$ 726,300	\$ 744,458	\$ 763,069	\$ 1,173,218	\$ 1,202,549	\$ 1,232,613	\$ 1,052,857	\$ 1,079,178	\$ 884,926	\$ 907,049	\$ 929,725	\$ 952,969	\$ 976,793	\$ 1,001,213	\$ 1,026,243	\$ 1,051,899	\$ 1,078,196	\$ 1,105,151	\$ 1,132,780	\$ 1,161,100	
Property Maintenance																					
Cutting & Cleaning	\$ 2,573,678	\$ 2,550,297	\$ 2,523,239	\$ 2,492,304	\$ 2,383,202	\$ 2,265,331	\$ 2,138,258	\$ 1,985,704	\$ 1,822,074	\$ 1,646,836	\$ 1,459,434	\$ 1,259,290	\$ 1,045,800	\$ 818,339	\$ 576,251	\$ 318,856	\$ 45,446	\$ -	\$ -	\$ -	
Boarding	\$ 175,825	\$ 180,221	\$ 184,726	\$ 189,344	\$ 194,078	\$ 198,930	\$ 203,903	\$ 209,001	\$ 214,226	\$ 219,581	\$ 225,071	\$ 230,698	\$ 236,465	\$ 242,377	\$ 248,436	\$ 254,647	\$ 261,013	\$ 267,539	\$ 274,227	\$ 281,083	
Total - Administrative Services/Code Enforcement Exp.	\$ 4,938,428	\$ 4,951,270	\$ 4,960,536	\$ 6,158,948	\$ 6,002,164	\$ 6,003,728	\$ 5,609,959	\$ 5,376,096	\$ 4,943,875	\$ 4,794,635	\$ 4,632,053	\$ 5,051,414	\$ 4,761,260	\$ 4,659,650	\$ 4,185,770	\$ 3,813,567	\$ 3,477,655	\$ 3,449,321	\$ 3,464,450	\$ 3,662,706	
INFRASTRUCTURE INVESTMENTS																					
Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ 39,737	\$ 40,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,416	\$ 49,626	\$ -	\$ -	\$ -	\$ -	
Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,538	\$ 278,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,843	\$ 339,114	\$ -	\$ -	\$ -	\$ -	
Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,486	\$ 8,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,339	\$ 10,597	\$ -	\$ -	\$ -	\$ -	
Parking																					
Surface																					
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Underground																					
Parking Spaces Due to Development																					
Multi-Family Residential	-	-	-	80	80	80	-	-	-	-	-	-	80	80	80	-	-	-	-	-	
Commercial	-	-	-	100	-	-	100	-	-	-	-	-	100	-	-	100	-	-	-	-	
Industrial	-	-	-	-	21	21	-	-	-	-	-	-	-	21	21	-	-	-	-	-	
Total - Infrastructure Investments	\$ -	\$ -	\$ -	\$ -	\$ 39,737	\$ 320,734	\$ 287,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,416	\$ 390,808	\$ 349,711	\$ -	\$ -	\$ -	\$ -	
PRE-DEVELOPMENT EXPENDITURES																					
Neighborhood Planning & Pre-development	\$ 250,000	\$ 256,250	\$ 262,656	\$ 269,223	\$ 275,953	\$ 282,852	\$ 289,923	\$ 297,171	\$ 304,601	\$ 312,216	\$ 320,021	\$ 328,022	\$ 336,222	\$ 344,628	\$ 353,243	\$ 362,075	\$ 371,126	\$ 380,405	\$ 389,915	\$ 399,663	
Land Acquisition																					
Residential	\$ 506,307	\$ 516,433	\$ 526,762	\$ 1,253,694	\$ 1,278,768	\$ 1,304,343	\$ 1,710,553	\$ 1,744,764	\$ 1,779,659	\$ 1,815,252	\$ 1,851,557	\$ 2,308,275	\$ 2,354,440	\$ 2,401,529	\$ 2,449,559	\$ 2,498,551	\$ 2,548,522	\$ 2,599,492	\$ 2,651,482	\$ 2,842,196	
Commercial	\$ -	\$ -	\$ -	\$ 332,127	\$ -	\$ 352,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,139	\$ -	\$ -	\$ 412,958	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ 324,748	\$ 331,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,494	\$ 388,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Acquisition																					
Residential	\$ 527,403	\$ 537,951	\$ 548,710	\$ 559,685	\$ 570,878	\$ 582,296	\$ 593,942	\$ 605,821	\$ 617,937	\$ 630,296	\$ 642,902	\$ 655,760	\$ 668,875	\$ 682,253	\$ 695,898	\$ 709,816	\$ 724,012	\$ 738,492	\$ 753,262	\$ 768,327	
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Acquisition																					
Residential	\$ 1,033,711	\$ 1,054,385	\$ 1,075,473	\$ 1,813,378	\$ 1,849,646	\$ 1,886,639	\$ 2,304,494	\$ 2,350,584	\$ 2,397,596	\$ 2,445,548	\$ 2,494,459	\$ 2,964,034	\$ 3,023,315	\$ 3,083,781	\$ 3,145,457	\$ 3,208,366	\$ 3,272,533	\$ 3,337,984	\$ 3,404,744	\$ 3,610,523	
Commercial	\$ -	\$ -	\$ -	\$ 332,127	\$ -	\$ 352,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,139	\$ -	\$ -	\$ 412,958	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ 324,748	\$ 331,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,494	\$ 388,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Demolition																					
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Affordable Housing Subsidies Per Unit																					
New Construction	\$ 150,000	\$ 153,750	\$ 157,594	\$ 646,134	\$ 662,288	\$ 678,845	\$ 1,043,724	\$ 1,069,817	\$ 1,096,563	\$ 1,123,977	\$ 1,152,076	\$ 1,574,504	\$ 1,613,867	\$ 1,654,213	\$ 1,695,569	\$ 1,737,958	\$ 1,781,407	\$ 1,825,942	\$ 1,871,590	\$ 1,918,380	
Rehabilitation	\$ 1,235,000	\$ 1,265,875	\$ 1,297,522	\$ 1,749,947	\$ 1,793,696	\$ 1,838,538	\$ 2,261,402	\$ 2,317,937	\$ 2,375,886	\$ 2,435,283	\$ 2,496,165	\$ 2,558,569	\$ 2,622,533	\$ 2,688,097	\$ 2,755,299	\$ 2,824,181	\$ 2,894,786	\$ 2,967,156	\$ 3,041,334	\$ 3,117,368	
Total - Pre-Development Costs	\$ 2,668,711	\$ 2,730,260	\$ 2,793,244	\$ 4,810,809	\$ 4,906,331	\$ 5,018,117	\$ 6,252,000	\$ 6,035,510	\$ 6,174,645	\$ 6,317,023	\$ 6,462,721	\$ 7,814,268	\$ 7,976,431	\$ 8,158,823	\$ 8,362,526	\$ 8,132,580	\$ 8,319,853	\$ 8,511,486	\$ 8,707,583	\$ 9,045,934	
Debt Service on Bonds	\$ -	\$ 240,672	\$ 486,965	\$ 739,012	\$ 1,095,561	\$ 1,544,967	\$ 2,026,204	\$ 2,584,987	\$ 3,106,698	\$ 3,623,622	\$ 4,152,552	\$ 4,693,769	\$ 5,339,580	\$ 6,002,702	\$ 6,707,207	\$ 7,425,413	\$ 8,100,548	\$ 8,791,333	\$ 9,498,136	\$ 10,221,332	
TOTAL ANNUAL EXPENDITURES & DEBT SERVICE PAYMEN	\$ 4,938,428	\$ 5,191,942	\$ 5,447,501	\$ 6,897,961	\$ 7,097,725	\$ 7,548,245	\$ 7,636,163	\$ 7,961,083	\$ 8,050,573	\$ 8,418,256	\$ 8,784,605	\$ 9,745,184	\$ 10,100,841	\$ 10,662,352	\$ 10,892,977	\$ 11,238,980	\$ 11,578,203	\$ 12,240,654	\$ 12,962,585	\$ 13,884,038	
REVENUE GENERATORS																					
REAL PROPERTY																					
New Building Assessed Value																					
New Construction																					
Residential	\$485,398	\$982,931	\$1,492,902	\$3,583,784	\$5,726,938	\$7,923,670	\$11,301,147	\$14,763,060	\$18,311,521	\$21,948,694	\$25,676,796	\$30,771,869	\$35,994,319	\$41,347,330	\$46,834,166	\$52,458,173	\$58,222,780	\$64,131,503	\$70,187,943	\$76,395,795	
Multi-Family	\$0	\$0	\$0	\$2,527,829	\$5,118,854	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$7,774,655	\$10,854,569	\$14,011,481	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	\$17,247,316	
Commercial	\$0	\$0	\$0	\$2,118,209	\$2,118,209	\$2,118,209	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$4,399,289	\$6,980,122	\$6,980,122	\$6,980,122	\$9,759,396	\$9,759,396	\$9,759,396	\$9,759,396	\$9,759,396	\$9,759,396	
Industrial	\$0	\$0	\$0	\$1,850,555	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$3,747,374	\$6,002,996	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	\$8,313,186	
Building Rehabilitation																					
Residential	\$543,400	\$1,100,385	\$1,671,295	\$2,441,271	\$3,230,498	\$4,039,455	\$5,034,471	\$6,054,364	\$7,099,754	\$8,171,278	\$9,269,590	\$10,395,361	\$11,549,275	\$12,732,038	\$13,944,369	\$15,187,009	\$16,460,715	\$17,766,264	\$19,104,451	\$20,476,093	
Multi-Family	\$0	\$0	\$0	\$673,057	\$673,057	\$1,380,187	\$1,380,187	\$2,123,115	\$2,123,115	\$2,123,115	\$2,123,115	\$2,943,170	\$2,943,170	\$3,804,739	\$3,804,739	\$4,709,925	\$4,709,925	\$4,709,925	\$4,709,925	\$4,709,925	
Commercial	\$0	\$0	\$0	\$134,611	\$272,588	\$414,014	\$558,976	\$558,976	\$558,976	\$558,976	\$558,976	\$722,986	\$891,098	\$1,063,411	\$1,240,033	\$1,240,033	\$1,240,033	\$1,240,033	\$1,240,033		

Public Return on Investment Projections (Years 1-20)

APPENDIX 7-9

Baseline Maintenance v. Intervention Scenario

JEFFERSON COUNTY SUBURBS																					
Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total - Yrs. 1-20
PUBLIC RETURN ON INVESTMENT (SCENARIO COMPARISON)																					
Intervention Scenario (less) Maintenance Scenario																					
Net Difference in Annual Revenues	\$0	\$0	\$0	\$213,463	\$396,942	\$603,660	\$841,628	\$938,877	\$1,032,053	\$1,129,777	\$1,232,162	\$1,588,116	\$1,911,331	\$2,266,747	\$2,643,609	\$2,851,085	\$3,055,717	\$3,268,063	\$3,488,315	\$3,716,670	\$31,178,216
Net Difference in Annual Expenditures (Inc. Debt Service Payments)	\$1,563,819	\$1,408,490	\$1,251,382	\$290,647	\$199,437	(\$142,235)	(\$331,662)	(\$552,646)	(\$759,515)	(\$1,029,054)	(\$1,297,673)	(\$2,161,047)	(\$2,420,141)	(\$2,885,852)	(\$3,021,570)	(\$3,273,692)	(\$3,520,207)	(\$4,091,273)	(\$4,723,302)	(\$5,556,501)	(\$31,052,596)
Net Difference - Positive/(Negative)	\$1,563,819	\$1,408,490	\$1,251,382	\$504,110	\$596,378	\$461,424	\$509,967	\$386,231	\$272,538	\$100,723	(\$65,511)	(\$572,931)	(\$508,810)	(\$619,104)	(\$377,961)	(\$422,608)	(\$464,490)	(\$823,210)	(\$1,234,987)	(\$1,839,831)	\$125,619
Maintenance Scenario - Revenue & Expenditures																					
Total Annual Revenues	\$13,477	\$28,272	\$44,419	\$61,950	\$80,902	\$101,308	\$123,206	\$146,634	\$171,628	\$198,228	\$226,475	\$256,410	\$288,074	\$321,511	\$356,766	\$393,884	\$432,911	\$473,895	\$516,885	\$561,931	\$4,798,765
Total Annual Expenses (Including Debt Service Payments)	\$5,775,947	\$5,855,974	\$5,935,815	\$6,015,390	\$6,094,613	\$6,173,397	\$6,251,645	\$6,329,258	\$6,406,132	\$6,482,153	\$6,557,206	\$6,631,168	\$6,703,907	\$6,775,287	\$6,845,165	\$6,913,388	\$6,979,799	\$7,044,229	\$7,106,503	\$7,166,437	\$130,043,413
Intervention Scenario - Revenue & Expenditures																					
Total Annual Revenues	\$13,477	\$28,272	\$44,419	\$275,413	\$477,843	\$704,968	\$964,835	\$1,085,511	\$1,203,681	\$1,328,005	\$1,458,637	\$1,844,526	\$2,199,405	\$2,588,259	\$3,000,375	\$3,244,968	\$3,488,628	\$3,741,958	\$4,005,199	\$4,278,601	\$35,976,981
Total Annual Expenses (Including Debt Service Payments)	\$4,212,128	\$4,447,484	\$4,684,433	\$5,724,742	\$5,895,176	\$6,315,632	\$6,583,307	\$6,881,905	\$7,165,647	\$7,511,207	\$7,854,880	\$8,792,215	\$9,124,048	\$9,661,139	\$9,866,734	\$10,187,081	\$10,500,006	\$11,135,502	\$11,829,805	\$12,722,938	\$161,096,009
BASELINE MAINTENANCE SCENARIO - REVENUE & EXPENDITURE SUMMARY																					
Real Property Tax Revenue	\$12,495	\$25,303	\$38,431	\$51,888	\$65,680	\$79,818	\$94,308	\$109,162	\$124,386	\$139,991	\$155,986	\$172,381	\$189,186	\$206,412	\$224,067	\$242,164	\$260,714	\$279,727	\$299,216	\$319,192	\$3,090,509
Personal Property Tax Revenue	\$981	\$2,969	\$5,987	\$10,063	\$15,222	\$21,491	\$28,898	\$37,472	\$47,242	\$58,237	\$70,489	\$84,028	\$98,888	\$115,100	\$132,699	\$151,719	\$172,197	\$194,167	\$217,669	\$242,739	\$1,708,256
Occupational Tax Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Revenues	\$13,477	\$28,272	\$44,419	\$61,950	\$80,902	\$101,308	\$123,206	\$146,634	\$171,628	\$198,228	\$226,475	\$256,410	\$288,074	\$321,511	\$356,766	\$393,884	\$432,911	\$473,895	\$516,885	\$561,931	\$4,798,765
Administrative/Code Enforcement Expenses	(\$2,530,937)	(\$2,535,007)	(\$2,537,095)	(\$2,537,079)	(\$2,534,830)	(\$2,530,214)	(\$2,523,089)	(\$2,513,309)	(\$2,500,721)	(\$2,485,163)	(\$2,466,468)	(\$2,444,461)	(\$2,418,959)	(\$2,389,771)	(\$2,356,697)	(\$2,319,528)	(\$2,278,048)	(\$2,232,030)	(\$2,181,237)	(\$2,125,421)	(\$48,440,063)
Infrastructure & Pre-Development Costs (PAYGO)	(\$3,245,011)	(\$3,320,967)	(\$3,398,720)	(\$3,478,310)	(\$3,559,783)	(\$3,643,183)	(\$3,728,556)	(\$3,815,949)	(\$3,905,411)	(\$3,996,991)	(\$4,090,738)	(\$4,186,706)	(\$4,284,948)	(\$4,385,516)	(\$4,488,468)	(\$4,593,860)	(\$4,701,750)	(\$4,812,199)	(\$4,925,267)	(\$5,041,016)	(\$81,603,351)
OR Annual Debt Service Payments (Infrastructure/Pre-Development)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Expenses (Including Debt Service Payments)	(\$5,775,947)	(\$5,855,974)	(\$5,935,815)	(\$6,015,390)	(\$6,094,613)	(\$6,173,397)	(\$6,251,645)	(\$6,329,258)	(\$6,406,132)	(\$6,482,153)	(\$6,557,206)	(\$6,631,168)	(\$6,703,907)	(\$6,775,287)	(\$6,845,165)	(\$6,913,388)	(\$6,979,799)	(\$7,044,229)	(\$7,106,503)	(\$7,166,437)	(\$130,043,413)
Difference - Positive /(Negative)	(\$5,762,470)	(\$5,827,702)	(\$5,891,396)	(\$5,953,439)	(\$6,013,712)	(\$6,072,088)	(\$6,128,439)	(\$6,182,625)	(\$6,234,504)	(\$6,283,925)	(\$6,330,731)	(\$6,374,758)	(\$6,415,833)	(\$6,453,776)	(\$6,488,399)	(\$6,519,505)	(\$6,546,888)	(\$6,570,334)	(\$6,589,618)	(\$6,604,506)	(\$125,244,648)
INTERVENTION SCENARIO - REVENUE & EXPENDITURE SUMMARY																					
Real Property Tax Revenue	\$12,495	\$25,303	\$38,431	\$141,722	\$232,463	\$333,571	\$421,009	\$483,954	\$539,749	\$596,939	\$655,559	\$814,630	\$959,239	\$1,117,332	\$1,240,527	\$1,334,296	\$1,419,781	\$1,507,403	\$1,597,216	\$1,689,274	\$15,160,893
Personal Property Tax Revenue	\$981	\$2,969	\$5,987	\$22,140	\$46,922	\$81,756	\$126,815	\$174,121	\$225,810	\$281,991	\$342,776	\$422,173	\$514,759	\$622,332	\$743,674	\$869,094	\$1,001,229	\$1,140,246	\$1,286,318	\$1,439,620	\$9,351,715
Occupational Tax Revenue	\$0	\$0	\$0	\$111,551	\$198,458	\$289,642	\$417,011	\$427,436	\$438,122	\$449,075	\$460,302	\$607,723	\$725,407	\$848,595	\$1,016,174	\$1,041,578	\$1,067,618	\$1,094,308	\$1,121,666	\$1,149,708	\$11,464,372
Total Annual Revenues	\$13,477	\$28,272	\$44,419	\$275,413	\$477,843	\$704,968	\$964,835	\$1,085,511	\$1,203,681	\$1,328,005	\$1,458,637	\$1,844,526	\$2,199,405	\$2,588,259	\$3,000,375	\$3,244,968	\$3,488,628	\$3,741,958	\$4,005,199	\$4,278,601	\$35,976,981
Administrative/Code Enforcement Expenses	(\$4,212,128)	(\$4,206,812)	(\$4,197,467)	(\$4,985,730)	(\$4,799,615)	(\$4,770,665)	(\$4,557,102)	(\$4,296,918)	(\$4,058,949)	(\$3,887,585)	(\$3,702,328)	(\$4,098,446)	(\$3,784,468)	(\$3,658,437)	(\$3,159,527)	(\$2,761,668)	(\$2,399,459)	(\$2,344,169)	(\$2,331,669)	(\$2,501,607)	(\$74,714,750)
Infrastructure & Pre-Development Costs (PAYGO)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OR Annual Debt Service Payments (Infrastructure/Pre-Development)	\$0	(\$240,672)	(\$486,965)	(\$739,012)	(\$1,095,561)	(\$1,544,967)	(\$2,026,204)	(\$2,584,987)	(\$3,106,698)	(\$3,623,622)	(\$4,152,552)	(\$4,693,769)	(\$5,339,580)	(\$6,002,702)	(\$6,707,207)	(\$7,425,413)	(\$8,100,548)	(\$8,791,333)	(\$9,498,136)	(\$10,221,332)	(\$86,381,259)
Total Annual Expenses (Including Debt Service Payments)	(\$4,212,128)	(\$4,447,484)	(\$4,684,433)	(\$5,724,742)	(\$5,895,176)	(\$6,315,632)	(\$6,583,307)	(\$6,881,905)	(\$7,165,647)	(\$7,511,207)	(\$7,854,880)	(\$8,792,215)	(\$9,124,048)	(\$9,661,139)	(\$9,866,734)	(\$10,187,081)	(\$10,500,006)	(\$11,135,502)	(\$11,829,805)	(\$12,722,938)	(\$161,096,009)
Difference - Positive /(Negative)	(\$4,198,651)	(\$4,419,212)	(\$4,640,014)	(\$5,449,330)	(\$5,417,333)	(\$5,610,664)	(\$5,618,472)	(\$5,796,394)	(\$5,961,966)	(\$6,183,202)	(\$6,396,242)	(\$6,947,689)	(\$6,924,643)	(\$7,072,880)	(\$6,866,359)	(\$6,942,112)	(\$7,011,378)	(\$7,393,545)	(\$7,824,606)	(\$8,444,338)	(\$125,119,029)



# **WEST LOUISVILLE NEIGHBORHOOD REAL ESTATE ANALYSIS**

## Appendices: Neighborhood Analysis

**Table 1**  
**Housing Inventory**  
**California**

				Assessed Value			Average Values						
Land Use	Parcel Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Land Value/Parcel	Bldg. Value/Parcel	AV/ Parcel	FAR	** Poor Condition
<b>Pre-2001</b>													
Single Family	1,516	145.96	1,868,888	\$9,357,180	\$35,970,770	\$45,327,950	1,233	\$19	\$6,172	\$23,727	\$29,900	0.29	93%
Duplex/Triplex	101	10.14	168,219	\$620,370	\$2,935,720	\$3,556,090	1,666	\$17	\$6,142	\$29,067	\$35,209	0.38	55%
Condos/Coops	6	-	4,793	\$0	\$190,300	\$190,300	799	\$40	\$0	\$31,717	\$31,717	0.00	100%
<b>SUBTOTAL</b>	<b>1,623</b>	<b>156.11</b>	<b>2,041,900</b>	<b>\$9,977,550</b>	<b>\$39,096,790</b>	<b>\$49,074,340</b>	<b>1,258</b>	<b>\$19</b>	<b>\$6,148</b>	<b>\$24,089</b>	<b>\$30,237</b>		
<b>2001-2005</b>													
Single Family	124	10.91	158,800	\$727,230	\$4,347,580	\$5,074,810	1,281	\$27	\$5,865	\$35,061	\$40,926	0.33	70%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
<b>SUBTOTAL</b>	<b>124</b>	<b>10.91</b>	<b>158,800</b>	<b>\$727,230</b>	<b>\$4,347,580</b>	<b>\$5,074,810</b>	<b>1,281</b>	<b>\$27</b>	<b>\$5,865</b>	<b>\$35,061</b>	<b>\$40,926</b>		
<b>2006-2013</b>													
Single Family	41	3.42	51,199	\$217,000	\$1,396,500	\$1,613,500	1,249	\$27	\$5,293	\$34,061	\$39,354	0.34	71%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
<b>SUBTOTAL</b>	<b>41</b>	<b>3.42</b>	<b>51,199</b>	<b>\$217,000</b>	<b>\$1,396,500</b>	<b>\$1,613,500</b>	<b>1,249</b>	<b>\$27</b>	<b>\$5,293</b>	<b>\$34,061</b>	<b>\$39,354</b>		
<b>TOTAL</b>													
Single Family	1,681	160.30	2,078,887	\$10,301,410	\$41,714,850	\$52,016,260	1,237	\$20	\$6,128	\$24,815	\$30,944	0.30	90%
Duplex/Triplex	101	10.14	168,219	\$620,370	\$2,935,720	\$3,556,090	1,666	\$17	\$6,142	\$29,067	\$35,209	0.38	55%
Condos/Coops	6	-	4,793.00	\$0	\$190,300	\$190,300	799	\$40	\$0	\$31,717	\$31,717	0.00	100%
Multi-Family	27	8.42	261,337	\$1,106,080	\$5,917,530	\$7,023,610	9,679	\$23	\$40,966	\$219,168	\$260,134	0.71	26%
<b>SUBTOTAL</b>	<b>1,815</b>	<b>179</b>	<b>2,513,236</b>	<b>\$12,027,860</b>	<b>\$50,758,400</b>	<b>\$62,786,260</b>	<b>1,385</b>	<b>\$20</b>	<b>\$6,627</b>	<b>\$27,966</b>	<b>\$34,593</b>		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

## Appendices: Neighborhood Analysis

**Table 2**  
**Housing Inventory**  
**Chickasaw**

				Assessed Value			Average Values						
	Parcel Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	** Poor Condition
Pre-2001													
Single Family	2,542	372.02	3,065,546	\$24,913,980	\$105,589,350	\$130,503,330	1,206	\$34	\$9,801	\$41,538	\$51,339	0.19	49%
Duplex/Triplex	79	10.69	156,320	\$768,250	\$4,012,070	\$4,780,320	1,979	\$26	\$9,725	\$50,786	\$60,510	0.34	18%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	2,621	382.70	3,221,866	\$25,682,230	\$109,601,420	\$135,283,650	1,229	\$34	\$9,799	\$41,817	\$51,615		
2001-2005													
Single Family	32	4.19	39,540	\$248,700	\$1,728,350	\$1,977,050	1,236	\$44	\$7,772	\$54,011	\$61,783	0.22	22%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	32	4.19	39,540	\$248,700	\$1,728,350	\$1,977,050	1,236	\$44	\$7,772	\$54,011	\$61,783		
2006-2013													
Single Family	9	1.46	13,839	\$73,500	\$865,880	\$939,380	1,538	\$63	\$8,167	\$96,209	\$104,376	0.22	11%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	9	1.46	13,839	\$73,500	\$865,880	\$939,380	1,538	\$63	\$8,167	\$96,209	\$104,376		
TOTAL													
Single Family	2,583	377.67	3,118,925	\$25,236,180	\$108,183,580	\$133,419,760	1,207	\$35	\$9,770	\$41,883	\$51,653	0.19	49%
Duplex/Triplex	79	10.69	156,320	\$768,250	\$4,012,070	\$4,780,320	1,979	\$26	\$9,725	\$50,786	\$60,510	0.34	18%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Multi-Family	23	11.60	213,439	\$1,051,710	\$4,029,410	\$5,081,120	9,280	\$19	\$45,727	\$175,192	\$220,918	0.42	17%
SUBTOTAL	2,685	399.96	3,488,684	\$27,056,140	\$116,225,060	\$143,281,200	1,299	\$33	\$10,077	\$43,287	\$53,364		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 3**  
**Housing Inventory**  
**Hallmark**

				Assessed Value			Average Values						
	Parcel						Land			Bldg.			
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	** Poor Condition
Pre-2001													
Single Family	423	59.31	411,094	\$3,510,810	\$16,570,570	\$20,081,380	972	\$40	\$8,300	\$39,174	\$47,474	0.16	44%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	423	59.31	411,094.0	\$3,510,810	\$16,570,570	\$20,081,380	972	\$40	\$8,300	\$39,174	\$47,474		
2001-2005													
Single Family	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0		
2006-2013													
Single Family	1	0.11	1,250	\$8,000	\$89,910	\$97,910	1,250	\$72	\$8,000	\$89,910	\$97,910	0.26	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	1	0.11	1,250	\$8,000	\$89,910	\$97,910	1,250	\$72	\$8,000	\$89,910	\$97,910		
TOTAL													
Single Family	424	59.42	412,344	\$3,518,810	\$16,660,480	\$20,179,290	973	\$40	\$8,299	\$39,294	\$47,593	0.16	44%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	424	59.42	412,344	\$3,518,810	\$16,660,480	\$20,179,290	973	\$40	\$8,299	\$39,294	\$47,593		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot



**Table 4**  
**Housing Inventory**  
**Park DuValle**

				Assessed Value			Average Values						
	Parcel Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	** Poor Condition
Land Use													
Pre-2001													
Single Family	1,336	177.53	1,394,860	\$10,846,870	\$53,675,020	\$64,521,890	1,044	\$38	\$8,119	\$40,176	\$48,295	0.18	38%
Duplex/Triplex	23	3.60	41,573	\$186,920	\$832,180	\$1,019,100	1,808	\$20	\$8,127	\$36,182	\$44,309	0.27	52%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	1,359	181.13	1,436,433.0	\$11,033,790	\$54,507,200	\$65,540,990	1,057	\$38	\$8,119	\$40,108	\$48,227		
2001-2005													
Single Family	182	20.32	262,845	\$2,152,900	\$18,686,650	\$20,839,550	1,444	\$71	\$11,829	\$102,674	\$114,503	0.30	4%
Duplex/Triplex	1	0.12	2,082	\$8,000	\$43,650	\$51,650	2,082	\$21	\$8,000	\$43,650	\$51,650	0.41	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	183	20.44	264,927	\$2,160,900	\$18,730,300	\$20,891,200	1,448	\$71	\$11,808	\$102,351	\$114,160		
2006-2013													
Single Family	133	17.52	197,783	\$1,597,750	\$17,119,230	\$18,716,980	1,487	\$87	\$12,013	\$128,716	\$140,729	0.26	1%
Duplex/Triplex	2	0.35	4,602	\$24,000	\$288,400	\$312,400	2,301	\$63	\$12,000	\$144,200	\$156,200	0.30	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	135	17.87	202,385	\$1,621,750	\$17,407,630	\$19,029,380	1,499	\$86	\$12,013	\$128,945	\$140,958		
TOTAL													
Single Family	1,651	215.38	1,855,488	\$14,597,520	\$89,480,900	\$104,078,420	1,124	\$48	\$8,842	\$54,198	\$63,040	0.20	31%
Duplex/Triplex	26	4.07	48,257	\$218,920	\$1,164,230	\$1,383,150	1,856	\$24	\$8,420	\$44,778	\$53,198	0.27	46%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Multi-Family	5	1.78	40,832	\$193,500	\$841,680	\$1,035,180	8,166	\$21	\$38,700	\$168,336	\$207,036	0.53	0%
SUBTOTAL	1,682	221.22	1,944,577	\$15,009,940	\$91,486,810	\$106,496,750	1,156	\$47	\$8,924	\$54,392	\$63,316		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 5**  
**Housing Inventory**  
**Park Hill**

				Assessed Value			Average Values						
	Parcel						Land		Bldg.				** Poor
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	Condition
Pre-2001													
Single Family	1,388	132.14	1,523,935	\$9,643,930	\$29,283,650	\$38,927,580	1,098	\$19	\$6,948	\$21,098	\$28,046	0.26	88%
Duplex/Triplex	98	10.86	170,832	\$682,870	\$2,842,770	\$3,525,640	1,743	\$17	\$6,968	\$29,008	\$35,976	0.36	65%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	1,486	143.00	1,694,767.0	\$10,326,800	\$32,126,420	\$42,453,220	1,140	\$19	\$6,949	\$21,619	\$28,569		
2001-2005													
Single Family	108	9.81	136,857	\$715,600	\$3,463,970	\$4,179,570	1,267	\$25	\$6,626	\$32,074	\$38,700	0.32	60%
Duplex/Triplex	2	0.29	4,794	\$15,000	\$113,240	\$128,240	2,397	\$24	\$7,500	\$56,620	\$64,120	0.38	50%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	110	10.09	141,651	\$730,600	\$3,577,210	\$4,307,810	1,288	\$25	\$6,642	\$32,520	\$39,162		
2006-2013													
Single Family	42	3.93	51,653	\$323,200	\$3,269,900	\$3,593,100	1,230	\$63	\$7,695	\$77,855	\$85,550	0.30	10%
Duplex/Triplex	1	0.18	1,607	\$7,000	\$89,000	\$96,000	1,607	\$55	\$7,000	\$89,000	\$96,000	0.20	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	43	4.12	53,260	\$330,200	\$3,358,900	\$3,689,100	1,239	\$63	\$7,679	\$78,114	\$85,793		
TOTAL													
Single Family	1,538	145.88	1,712,445	\$10,682,730	\$36,017,520	\$46,700,250	1,113	\$21	\$6,946	\$23,418	\$30,364	0.27	84%
Duplex/Triplex	101	11.33	177,233	\$704,870	\$3,045,010	\$3,749,880	1,755	\$17	\$6,979	\$30,149	\$37,128	0.36	64%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Multi-Family	23	3.59	91,093	\$325,460	\$1,600,500	\$1,925,960	3,961	\$18	\$14,150	\$69,587	\$83,737	0.58	30%
SUBTOTAL	1,662	160.80	1,980,771	\$11,713,060	\$40,663,030	\$52,376,090	1,192	\$21	\$7,048	\$24,466	\$31,514		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 6**  
**Housing Inventory**  
**Parkland**

				Assessed Value			Average Values						
	Parcel Count	Acreage	Building SF				Land		Bldg.				** Poor
Land Use				Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	Condition
Pre-2001													
Single Family	1,315	174.86	1,631,083	\$9,179,600	\$31,176,910	\$40,356,510	1,240	\$19	\$6,981	\$23,709	\$30,689	0.21	91%
Duplex/Triplex	105	15.51	202,889	\$728,380	\$2,848,460	\$3,576,840	1,932	\$14	\$6,937	\$27,128	\$34,065	0.30	81%
Condos/Coops	5	-	4,265	\$0	\$226,040	\$226,040	853	\$53	\$0	\$45,208	\$45,208	0.00	0%
SUBTOTAL	1,425	190.38	1,838,237.0	\$9,907,980	\$34,251,410	\$44,159,390	1,290	\$19	\$6,953	\$24,036	\$30,989		
2001-2005													
Single Family	32	4.02	39,974	\$219,500	\$1,215,950	\$1,435,450	1,249	\$30	\$6,859	\$37,998	\$44,858	0.23	56%
Duplex/Triplex	1	0.12	1,275	\$8,000	\$61,700	\$69,700	1,275	\$48	\$8,000	\$61,700	\$69,700	0.24	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	33	4.14	41,249	\$227,500	\$1,277,650	\$1,505,150	1,250	\$31	\$6,894	\$38,717	\$45,611		
2006-2013													
Single Family	9	1.22	11,873	\$93,630	\$745,440	\$839,070	1,319	\$63	\$10,403	\$82,827	\$93,230	0.22	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	9	1.22	11,873	\$93,630	\$745,440	\$839,070	1,319	\$63	\$10,403	\$82,827	\$93,230		
TOTAL													
Single Family	1,356	180.10	1,682,930	\$9,492,730	\$33,138,300	\$42,631,030	1,241	\$20	\$7,001	\$24,438	\$31,439	0.21	90%
Duplex/Triplex	106	15.64	204,164	\$736,380	\$2,910,160	\$3,646,540	1,926	\$14	\$6,947	\$27,454	\$34,401	0.30	80%
Condos/Coops	5	-	4,265	\$0	\$226,040	\$226,040	853	\$53	\$0	\$45,208	\$45,208	0.00	0%
Multi-Family	39	11.87	255,178	\$1,105,280	\$5,020,370	\$6,125,650	6,543	\$20	\$28,341	\$128,727	\$157,068	0.49	23%
SUBTOTAL	1,506	207.60	2,146,537	\$11,334,390	\$41,294,870	\$52,629,260	1,425	\$19	\$7,526	\$27,420	\$34,946		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 7**  
**Housing Inventory**  
**Portland**

				Assessed Value			Average Values						
	Parcel Count	Acreage	Building SF										
Land Use				Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	** Poor Condition
Pre-2001													
Single Family	3,463	358.94	4,107,681	\$23,366,780	\$87,640,320	\$111,007,100	1,186	\$21	\$6,748	\$25,308	\$32,055	0.26	86%
Duplex/Triplex	313	38.84	601,204	\$2,027,150	\$10,059,010	\$12,086,160	1,921	\$17	\$6,477	\$32,137	\$38,614	0.36	67%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	3,776	397.77	4,708,885	\$25,393,930	\$97,699,330	\$123,093,260	1,247	\$21	\$6,725	\$25,874	\$32,599		
2001-2005													
Single Family	122	10.49	152,487	\$705,900	\$4,738,590	\$5,444,490	1,250	\$31	\$5,786	\$38,841	\$44,627	0.33	57%
Duplex/Triplex	4	0.69	8,944	\$31,000	\$274,630	\$305,630	2,236	\$31	\$7,750	\$68,658	\$76,408	0.30	25%
Condos/Coops	3	-	7,647	\$0	\$137,400	\$137,400	2,549	\$18	\$0	\$45,800	\$45,800	0.00	100%
SUBTOTAL	129	11.19	169,078	\$736,900	\$5,150,620	\$5,887,520	1,311	\$30	\$5,712	\$39,927	\$45,640		
2006-2013													
Single Family	19	1.87	26,083	\$117,670	\$1,297,850	\$1,415,520	1,373	\$50	\$6,193	\$68,308	\$74,501	0.32	21%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	19	1.87	26,083	\$117,670	\$1,297,850	\$1,415,520	1,373	\$50	\$6,193	\$68,308	\$74,501		
TOTAL													
Single Family	3,604	371.30	4,286,251	\$24,190,350	\$93,676,760	\$117,867,110	1,189	\$22	\$6,712	\$25,992	\$32,705	0.27	85%
Duplex/Triplex	317	39.53	610,148	\$2,058,150	\$10,333,640	\$12,391,790	1,925	\$17	\$6,493	\$32,598	\$39,091	0.35	67%
Condos/Coops	3	-	7,647.00	\$0	\$137,400	\$137,400	2,549	\$18	\$0	\$45,800	\$45,800	0.00	100%
Multi-Family	61	14.06	318,804	\$1,577,380	\$6,256,750	\$7,834,130	5,226	\$20	\$25,859	\$102,570	\$128,428	0.52	30%
SUBTOTAL	3,985	424.89	5,222,850	\$27,825,880	\$110,404,550	\$138,230,430	1,311	\$21	\$6,983	\$27,705	\$34,688		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot



**Table 8**  
**Housing Inventory**  
**Russell**

				Assessed Value			Average Values						
	Parcel						Land		Bldg.				** Poor
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	Condition
Pre-2001													
Single Family	1,485	152.28	2,000,202	\$9,689,860	\$35,106,320	\$44,796,180	1,347	\$18	\$6,525	\$23,641	\$30,166	0.30	89%
Duplex/Triplex	148	17.44	328,936	\$999,970	\$3,880,320	\$4,880,290	2,223	\$12	\$6,757	\$26,218	\$32,975	0.43	87%
Condos/Coops	6	-	5,426	\$0	\$258,630	\$258,630	904	\$48	\$0	\$43,105	\$43,105	0.00	17%
SUBTOTAL	1,639	169.71	2,334,564	\$10,689,830	\$39,245,270	\$49,935,100	1,424	\$17	\$6,522	\$23,945	\$30,467		
2001-2005													
Single Family	156	18.16	218,323	\$1,048,800	\$8,032,530	\$9,081,330	1,400	\$37	\$6,723	\$51,491	\$58,214	0.28	46%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	6	-	7,879	\$0	\$589,020	\$589,020	1,313	\$75	\$0	\$98,170	\$98,170	0.00	0%
SUBTOTAL	162	18.16	226,202	\$1,048,800	\$8,621,550	\$9,670,350	1,396	\$38	\$6,474	\$53,219	\$59,694		
2006-2013													
Single Family	119	11.28	163,735	\$810,200	\$9,308,250	\$10,118,450	1,376	\$57	\$6,808	\$78,221	\$85,029	0.33	26%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	119	11.28	163,735	\$810,200	\$9,308,250	\$10,118,450	1,376	\$57	\$6,808	\$78,221	\$85,029		
TOTAL													
Single Family	1,760	181.71	2,382,260	\$11,548,860	\$52,447,100	\$63,995,960	1,354	\$22	\$6,562	\$29,799	\$36,361	0.30	81%
Duplex/Triplex	148	17.44	328,936	\$999,970	\$3,880,320	\$4,880,290	2,223	\$12	\$6,757	\$26,218	\$32,975	0.43	87%
Condos/Coops	12	-	13,305.00	\$0	\$847,650	\$847,650	1,109	\$64	\$0	\$70,638	\$70,638	0.00	8%
Multi-Family	79	53.68	1,120,630	\$5,367,100	\$20,119,700	\$25,486,800	14,185	\$18	\$67,938	\$254,680	\$322,618	0.48	24%
SUBTOTAL	1,999	252.83	3,845,131	\$17,915,930	\$77,294,770	\$95,210,700	1,924	\$20	\$8,962	\$38,667	\$47,629		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

**Table 9**  
**Housing Inventory**  
**Shawnee**

				Assessed Value			Average Values						
	Parcel						Land			Bldg.			** Poor
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/Sqft	Value/Parcel	Value/Parcel	AV/ Parcel	FAR	Condition
Pre-2001													
Single Family	4,312	561.07	5,506,961	\$42,396,520	\$164,741,930	\$207,138,450	1,277	\$30	\$9,832	\$38,205	\$48,038	0.23	60%
Duplex/Triplex	129	19.24	266,901	\$1,401,000	\$7,198,760	\$8,599,760	2,069	\$27	\$10,860	\$55,804	\$66,665	0.32	23%
Condos/Coops	16	-	14,144	\$0	\$240,460	\$240,460	884	\$17	\$0	\$15,029	\$15,029	0.00	100%
SUBTOTAL	4,457	580.31	5,788,006	\$43,797,520	\$172,181,150	\$215,978,670	1,299	\$30	\$9,827	\$38,632	\$48,458		
2001-2005													
Single Family	35	5.95	55,146	\$627,000	\$2,766,740	\$3,393,740	1,576	\$50	\$17,914	\$79,050	\$96,964	0.21	40%
Duplex/Triplex	1	0.66	3,098	\$40,500	\$405,330	\$445,830	3,098	\$131	\$40,500	\$405,330	\$445,830	0.11	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	36	6.61	58,244	\$667,500	\$3,172,070	\$3,839,570	1,618	\$54	\$18,542	\$88,113	\$106,655		
2006-2013													
Single Family	11	1.76	15,055	\$149,000	\$991,990	\$1,140,990	1,369	\$66	\$13,545	\$90,181	\$103,726	0.20	9%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
Condos/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	0.00	0%
SUBTOTAL	11	1.76	15,055	\$149,000	\$991,990	\$1,140,990	1,369	\$66	\$13,545	\$90,181	\$103,726		
TOTAL													
Single Family	4,358	568.78	5,577,162	\$43,172,520	\$168,500,660	\$211,673,180	1,280	\$30	\$9,906	\$38,665	\$48,571	0.23	60%
Duplex/Triplex	130	19.91	269,999	\$1,441,500	\$7,604,090	\$9,045,590	2,077	\$28	\$11,088	\$58,493	\$69,581	0.31	23%
Condos/Coops	16	-	14,144.00	\$0	\$240,460	\$240,460	884	\$17	\$0	\$15,029	\$15,029	0.00	100%
Multi-Family	78	18.82	442,247	\$2,224,020	\$7,614,620	\$9,838,640	5,670	\$17	\$28,513	\$97,623	\$126,136	0.54	21%
SUBTOTAL	4,582	607.50	6,303,552	\$46,838,040	\$183,959,830	\$230,797,870	1,376	\$29	\$10,222	\$40,148	\$50,371		

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*\* Percentage below 40% of average value per square foot

## Appendices: Neighborhood Analysis

**Table 10**  
**Sales Analysis by Last Sales Date**  
**California**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Land Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	649	63.82	806,038	\$4,106,520	\$18,114,170	\$22,220,690	1,242	\$22	\$6,327	\$27,911	\$34,238	\$36,399,960	\$45	164%
0 - 1,250 SF	378	35.53	390,915	\$2,349,420	\$9,397,340	\$11,746,760	1,034	\$24	\$6,215	\$24,861	\$31,076	\$22,719,580	\$58	193%
1,251 - 2,000 SF	255	26.10	379,200	\$1,651,000	\$8,079,780	\$9,730,780	1,487	\$21	\$6,475	\$31,685	\$38,160	\$12,816,880	\$34	132%
2,001 - 3,500 SF	16	2.20	35,923	\$106,100	\$637,050	\$743,150	2,245	\$18	\$6,631	\$39,816	\$46,447	\$863,500	\$24	116%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	35	4	56,919	\$228,000	\$1,148,190	\$1,376,190	1,626	\$20	\$6,514	\$32,805	\$39,320			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	6	1	19,300	\$78,440	\$500,310	\$578,750	3,217	\$26	\$13,073	\$83,385	\$96,458			
<b>SUBTOTAL</b>	<b>690</b>	<b>68.3</b>	<b>882,257</b>	<b>\$4,412,960</b>	<b>\$19,762,670</b>	<b>\$24,175,630</b>	<b>1,279</b>	<b>\$22</b>	<b>\$6,396</b>	<b>\$28,642</b>	<b>\$35,037</b>			
<b>2008-2009</b>														
Single Family	166	15.78	214,845	\$1,016,400	\$3,926,310	\$4,942,710	1,294	\$18	\$6,123	\$23,652	\$29,775	\$5,815,790	\$27	118%
0 - 1,250 SF	90	8.02	93,646	\$534,770	\$1,663,040	\$2,197,810	1,041	\$18	\$5,942	\$18,478	\$24,420	\$2,629,960	\$28	120%
1,251 - 2,000 SF	67	6.80	99,556	\$426,630	\$1,964,060	\$2,390,690	1,486	\$20	\$6,368	\$29,314	\$35,682	\$2,804,690	\$28	117%
2,001 - 3,500 SF	9	0.97	21,643	\$55,000	\$299,210	\$354,210	2,405	\$14	\$6,111	\$33,246	\$39,357	\$381,140	\$18	108%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	7	1	11,684	\$40,380	\$114,420	\$154,800	1,669	\$10	\$5,769	\$16,346	\$22,114			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	3	2	49,169	\$212,130	\$1,852,870	\$2,065,000	16,390	\$38	\$70,710	\$617,623	\$688,333			
<b>SUBTOTAL</b>	<b>176</b>	<b>18.9</b>	<b>275,698</b>	<b>\$1,268,910</b>	<b>\$5,893,600</b>	<b>\$7,162,510</b>	<b>1,566</b>	<b>\$21</b>	<b>\$7,210</b>	<b>\$33,486</b>	<b>\$40,696</b>			
<b>2010 - 2013</b>														
Single Family	192	17.47	238,067	\$1,114,230	\$3,582,720	\$4,696,950	1,240	\$15	\$5,803	\$18,660	\$24,463	\$7,742,800	\$33	165%
0 - 1,250 SF	115	10.10	119,300	\$659,320	\$1,922,280	\$2,581,600	1,037	\$16	\$5,733	\$16,715	\$22,449	\$4,164,670	\$35	161%
1,251 - 2,000 SF	73	7.00	109,831	\$427,920	\$1,591,930	\$2,019,850	1,505	\$14	\$5,862	\$21,807	\$27,669	\$3,458,880	\$31	171%
2,001 - 3,500 SF	4	0.37	8,936	\$26,990	\$68,510	\$95,500	2,234	\$8	\$6,748	\$17,128	\$23,875	\$119,250	\$13	125%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	22	2	37,996	\$124,990	\$414,840	\$539,830	1,727	\$11	\$5,681	\$18,856	\$24,538			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	4	3	114,100	\$328,860	\$2,317,030	\$2,645,890	28,525	\$20	\$82,215	\$579,258	\$661,473			
<b>SUBTOTAL</b>	<b>218</b>	<b>22.4</b>	<b>390,163</b>	<b>\$1,568,080</b>	<b>\$6,314,590</b>	<b>\$7,882,670</b>	<b>1,790</b>	<b>\$16</b>	<b>\$7,193</b>	<b>\$28,966</b>	<b>\$36,159</b>			
<b>TOTAL</b>														
Single Family	1,007	97	1,258,950	\$6,237,150	\$25,623,200	\$31,860,350	1,250	\$20	\$6,194	\$25,445	\$31,639	\$49,958,550	\$40	157%
0 - 1,250 SF	583	54	603,861	\$3,543,510	\$12,982,660	\$16,526,170	1,036	\$21	\$6,078	\$22,269	\$28,347	\$29,514,210	\$49	179%
1,251 - 2,000 SF	395	40	588,587	\$2,505,550	\$11,635,770	\$14,141,320	1,490	\$20	\$6,343	\$29,458	\$35,801	\$19,080,450	\$32	135%
2,001 - 3,500 SF	29	4	66,502	\$188,090	\$1,004,770	\$1,192,860	2,293	\$15	\$6,486	\$34,647	\$41,133	\$1,363,890	\$21	114%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	64	7	106,599	\$393,370	\$1,677,450	\$2,070,820	1,666	\$16	\$6,146	\$26,210	\$32,357			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	13	6	182,569	\$619,430	\$4,670,210	\$5,289,640	14,044	\$26	\$47,648	\$359,247	\$406,895			
<b>SUBTOTAL</b>	<b>1,084</b>	<b>110</b>	<b>1,548,118</b>	<b>\$7,249,950</b>	<b>\$31,970,860</b>	<b>\$39,220,810</b>	<b>1,428</b>	<b>\$21</b>	<b>\$6,688</b>	<b>\$29,493</b>	<b>\$36,182</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

## Appendices: Neighborhood Analysis

**Table 11**  
**Sales Analysis by Last Sales Date**  
**Chickasaw**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	1,114	168.48	1,353,703	\$10,888,410	\$49,156,860	\$60,045,270	1,215	\$36	\$9,774	\$44,126	\$53,901	\$66,178,840	\$49	110%
0 - 1,250 SF	688	93.63	656,314	\$6,490,410	\$24,491,360	\$30,981,770	954	\$37	\$9,434	\$35,598	\$45,032	\$36,909,840	\$56	119%
1,251 - 2,000 SF	370	55.75	563,387	\$3,717,400	\$19,755,540	\$23,472,940	1,523	\$35	\$10,047	\$53,393	\$63,440	\$23,941,230	\$42	102%
2,001 - 3,500 SF	54	15.46	126,400	\$637,720	\$4,540,260	\$5,177,980	2,341	\$36	\$11,810	\$84,079	\$95,889	\$4,929,770	\$39	95%
> 3,500 SF	2	3.65	7,602	\$42,880	\$369,700	\$412,580	3,801	\$49	\$21,440	\$184,850	\$206,290	\$398,000	\$52	96%
Duplex/Triplex	26	4	52,477	\$254,000	\$1,384,820	\$1,638,820	2,018	\$26	\$9,769	\$53,262	\$63,032			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	10	5	98,153	\$454,680	\$1,650,260	\$2,104,940	9,815	\$17	\$45,468	\$165,026	\$210,494			
<b>SUBTOTAL</b>	<b>1,150</b>	<b>177.5</b>	<b>1,504,333</b>	<b>\$11,597,090</b>	<b>\$52,191,940</b>	<b>\$63,789,030</b>	<b>1,308</b>	<b>\$35</b>	<b>\$10,084</b>	<b>\$45,384</b>	<b>\$55,469</b>			
<b>2008-2009</b>														
Single Family	194	25.61	233,531	\$1,840,290	\$7,439,550	\$9,279,840	1,204	\$32	\$9,486	\$38,348	\$47,834	\$10,175,250	\$44	110%
0 - 1,250 SF	115	14.47	109,404	\$1,075,540	\$3,539,010	\$4,614,550	951	\$32	\$9,353	\$30,774	\$40,127	\$5,146,870	\$47	112%
1,251 - 2,000 SF	73	10.14	110,969	\$706,750	\$3,460,530	\$4,167,280	1,520	\$31	\$9,682	\$47,405	\$57,086	\$4,497,770	\$41	108%
2,001 - 3,500 SF	6	1.01	13,158	\$58,000	\$440,010	\$498,010	2,193	\$33	\$9,667	\$73,335	\$83,002	\$530,610	\$40	107%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	5	1	10,505	\$48,000	\$248,870	\$296,870	2,101	\$24	\$9,600	\$49,774	\$59,374			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
<b>SUBTOTAL</b>	<b>199</b>	<b>26.3</b>	<b>244,036</b>	<b>\$1,888,290</b>	<b>\$7,688,420</b>	<b>\$9,576,710</b>	<b>1,226</b>	<b>\$32</b>	<b>\$9,489</b>	<b>\$38,635</b>	<b>\$48,124</b>			
<b>2010 - 2013</b>														
Single Family	285	39.93	346,218	\$2,739,430	\$9,741,260	\$12,480,690	1,215	\$28	\$9,612	\$34,180	\$43,792	\$16,265,570	\$47	130%
0 - 1,250 SF	169	21.48	160,286	\$1,519,010	\$4,507,830	\$6,026,840	948	\$28	\$8,988	\$26,674	\$35,662	\$9,255,190	\$58	154%
1,251 - 2,000 SF	108	16.77	167,095	\$1,115,430	\$4,678,020	\$5,793,450	1,547	\$28	\$10,328	\$43,315	\$53,643	\$6,373,350	\$38	110%
2,001 - 3,500 SF	8	1.68	18,837	\$104,990	\$555,410	\$660,400	2,355	\$29	\$13,124	\$69,426	\$82,550	\$637,030	\$34	96%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	9	1	20,130	\$82,000	\$292,890	\$374,890	2,237	\$15	\$9,111	\$32,543	\$41,654			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	2	0	9,265	\$35,760	\$107,500	\$143,260	4,633	\$12	\$17,880	\$53,750	\$71,630			
<b>SUBTOTAL</b>	<b>296</b>	<b>41.7</b>	<b>375,613</b>	<b>\$2,857,190</b>	<b>\$10,141,650</b>	<b>\$12,998,840</b>	<b>1,269</b>	<b>\$27</b>	<b>\$9,653</b>	<b>\$34,262</b>	<b>\$43,915</b>			
<b>TOTAL</b>														
Single Family	1,593	234	1,933,452	\$15,468,130	\$66,337,670	\$81,805,800	1,214	\$34	\$9,710	\$41,643	\$51,353	\$92,619,660	\$48	113%
0 - 1,250 SF	972	130	926,004	\$9,084,960	\$32,538,200	\$41,623,160	953	\$35	\$9,347	\$33,476	\$42,822	\$51,311,900	\$55	123%
1,251 - 2,000 SF	551	83	841,451	\$5,539,580	\$27,894,090	\$33,433,670	1,527	\$33	\$10,054	\$50,624	\$60,678	\$34,812,350	\$41	104%
2,001 - 3,500 SF	68	18	158,395	\$800,710	\$5,535,680	\$6,336,390	2,329	\$35	\$11,775	\$81,407	\$93,182	\$6,097,410	\$38	96%
> 3,500 SF	2	4	7,602	\$42,880	\$369,700	\$412,580	3,801	\$49	\$21,440	\$184,850	\$206,290	\$398,000	\$52	96%
Duplex/Triplex	40	6	83,112	\$384,000	\$1,926,580	\$2,310,580	2,078	\$23	\$9,600	\$48,165	\$57,765			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	12	6	107,418	\$490,440	\$1,757,760	\$2,248,200	8,952	\$16	\$40,870	\$146,480	\$187,350			
<b>SUBTOTAL</b>	<b>1,645</b>	<b>246</b>	<b>2,123,982</b>	<b>\$16,342,570</b>	<b>\$70,022,010</b>	<b>\$86,364,580</b>	<b>1,291</b>	<b>\$33</b>	<b>\$9,935</b>	<b>\$42,567</b>	<b>\$52,501</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.



## Appendices: Neighborhood Analysis

**Table 12**

**Sales Analysis by Last Sales Date**

**Hallmark**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Land Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	176	23.92	163,128	\$1,423,040	\$6,410,740	\$7,833,780	927	\$39	\$8,085	\$36,425	\$44,510	\$11,177,830	\$69	143%
0 - 1,250 SF	169	22.69	152,049	\$1,356,540	\$5,916,080	\$7,272,620	900	\$39	\$8,027	\$35,006	\$43,033	\$10,576,030	\$70	145%
1,251 - 2,000 SF	5	0.85	6,524	\$47,500	\$344,010	\$391,510	1,305	\$53	\$9,500	\$68,802	\$78,302	\$424,900	\$65	109%
2,001 - 3,500 SF	2	0.38	4,555	\$19,000	\$150,650	\$169,650	2,278	\$33	\$9,500	\$75,325	\$84,825	\$176,900	\$39	104%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
<b>SUBTOTAL</b>	176	23.9	163,128	\$1,423,040	\$6,410,740	\$7,833,780	927	\$39	\$8,085	\$36,425	\$44,510			
<b>2008-2009</b>														
Single Family	31	4.09	29,639	\$256,980	\$1,092,300	\$1,349,280	956	\$37	\$8,290	\$35,235	\$43,525	\$1,414,240	\$48	105%
0 - 1,250 SF	29	3.80	25,885	\$235,480	\$1,016,170	\$1,251,650	893	\$39	\$8,120	\$35,040	\$43,160	\$1,295,890	\$50	104%
1,251 - 2,000 SF	1	0.12	1,610	\$12,000	\$65,630	\$77,630	1,610	\$41	\$12,000	\$65,630	\$77,630	\$98,350	\$61	127%
2,001 - 3,500 SF	1	0.18	2,144	\$9,500	\$10,500	\$20,000	2,144	\$5	\$9,500	\$10,500	\$20,000	\$20,000	\$9	100%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
<b>SUBTOTAL</b>	31	4.1	29,639	\$256,980	\$1,092,300	\$1,349,280	956	\$37	\$8,290	\$35,235	\$43,525			
<b>2010 - 2013</b>														
Single Family	57	8.56	56,952	\$473,650	\$2,187,260	\$2,660,910	999	\$38	\$8,310	\$38,373	\$46,683	\$2,964,380	\$52	111%
0 - 1,250 SF	49	7.15	45,054	\$402,010	\$1,648,230	\$2,050,240	919	\$37	\$8,204	\$33,637	\$41,842	\$2,418,630	\$54	118%
1,251 - 2,000 SF	8	1.41	11,898	\$71,640	\$539,030	\$610,670	1,487	\$45	\$8,955	\$67,379	\$76,334	\$545,750	\$46	89%
2,001 - 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
<b>SUBTOTAL</b>	57	8.6	56,952	\$473,650	\$2,187,260	\$2,660,910	999	\$38	\$8,310	\$38,373	\$46,683			
<b>TOTAL</b>														
Single Family	264	37	249,719	\$2,153,670	\$9,690,300	\$11,843,970	946	\$39	\$8,158	\$36,706	\$44,864	\$15,556,450	\$62	131%
0 - 1,250 SF	247	34	222,988	\$1,994,030	\$8,580,480	\$10,574,510	903	\$38	\$8,073	\$34,739	\$42,812	\$14,290,550	\$64	135%
1,251 - 2,000 SF	14	2	20,032	\$131,140	\$948,670	\$1,079,810	1,431	\$47	\$9,367	\$67,762	\$77,129	\$1,069,000	\$53	99%
2,001 - 3,500 SF	3	1	6,699	\$28,500	\$161,150	\$189,650	2,233	\$24	\$9,500	\$53,717	\$63,217	\$196,900	\$29	104%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	
<b>SUBTOTAL</b>	264	37	249,719	\$2,153,670	\$9,690,300	\$11,843,970	946	\$39	\$8,158	\$36,706	\$44,864			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

## Appendices: Neighborhood Analysis

**Table 13**  
**Sales Analysis by Last Sales Date**  
**Park DuValle**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	768	98.12	884,601	\$7,065,060	\$47,388,700	\$54,453,760	1,152	\$54	\$9,199	\$61,704	\$70,903	\$57,880,915	\$65	106%
0 - 1,250 SF	483	62.46	443,240	\$3,910,080	\$18,664,020	\$22,574,100	918	\$42	\$8,095	\$38,642	\$46,737	\$26,847,725	\$61	119%
1,251 - 2,000 SF	256	30.87	375,845	\$2,813,940	\$24,150,230	\$26,964,170	1,468	\$64	\$10,992	\$94,337	\$105,329	\$26,207,080	\$70	97%
2,001 - 3,500 SF	29	4.80	65,516	\$341,040	\$4,574,450	\$4,915,490	2,259	\$70	\$11,760	\$157,740	\$169,500	\$4,826,110	\$74	98%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	8	1	13,760	\$68,640	\$284,440	\$353,080	1,720	\$21	\$8,580	\$35,555	\$44,135			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
<b>SUBTOTAL</b>	<b>776</b>	<b>99.4</b>	<b>898,361</b>	<b>\$7,133,700</b>	<b>\$47,673,140</b>	<b>\$54,806,840</b>	<b>1,158</b>	<b>\$53</b>	<b>\$9,193</b>	<b>\$61,434</b>	<b>\$70,627</b>			
<b>2008-2009</b>														
Single Family	155	19.98	177,723	\$1,535,710	\$11,122,530	\$12,658,240	1,147	\$63	\$9,908	\$71,758	\$81,666	\$13,093,460	\$74	103%
0 - 1,250 SF	103	12.54	98,650	\$931,380	\$5,047,500	\$5,978,880	958	\$51	\$9,043	\$49,005	\$58,047	\$6,363,330	\$65	106%
1,251 - 2,000 SF	47	6.67	68,028	\$540,530	\$5,163,130	\$5,703,660	1,447	\$76	\$11,501	\$109,854	\$121,354	\$5,754,430	\$85	101%
2,001 - 3,500 SF	5	0.78	11,045	\$63,800	\$911,900	\$975,700	2,209	\$83	\$12,760	\$182,380	\$195,140	\$975,700	\$88	100%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	3	0	5,654	\$24,000	\$156,000	\$180,000	1,885	\$28	\$8,000	\$52,000	\$60,000			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
<b>SUBTOTAL</b>	<b>158</b>	<b>20.3</b>	<b>183,377</b>	<b>\$1,559,710</b>	<b>\$11,278,530</b>	<b>\$12,838,240</b>	<b>1,161</b>	<b>\$62</b>	<b>\$9,872</b>	<b>\$71,383</b>	<b>\$81,255</b>			
<b>2010 - 2013</b>														
Single Family	181	23.98	212,838	\$1,657,920	\$9,881,930	\$11,539,850	1,176	\$46	\$9,160	\$54,596	\$63,756	\$12,691,530	\$60	110%
0 - 1,250 SF	117	14.90	108,531	\$960,280	\$3,389,760	\$4,350,040	928	\$31	\$8,208	\$28,972	\$37,180	\$5,493,800	\$51	126%
1,251 - 2,000 SF	57	7.81	87,468	\$621,640	\$5,502,430	\$6,124,070	1,535	\$63	\$10,906	\$96,534	\$107,440	\$6,073,930	\$69	99%
2,001 - 3,500 SF	7	1.26	16,839	\$76,000	\$989,740	\$1,065,740	2,406	\$59	\$10,857	\$141,391	\$152,249	\$1,123,800	\$67	105%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	2	0	3,300	\$16,000	\$34,920	\$50,920	1,650	\$11	\$8,000	\$17,460	\$25,460			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	1	0	1,968	\$8,000	\$24,440	\$32,440	1,968	\$12	\$8,000	\$24,440	\$32,440			
<b>SUBTOTAL</b>	<b>184</b>	<b>24.4</b>	<b>218,106</b>	<b>\$1,681,920</b>	<b>\$9,941,290</b>	<b>\$11,623,210</b>	<b>1,185</b>	<b>\$46</b>	<b>\$9,141</b>	<b>\$54,029</b>	<b>\$63,170</b>			
<b>TOTAL</b>														
Single Family	1,104	142	1,275,162	\$10,258,690	\$68,393,160	\$78,651,850	1,155	\$54	\$9,292	\$61,950	\$71,243	\$83,665,905	\$66	106%
0 - 1,250 SF	703	90	650,421	\$5,801,740	\$27,101,280	\$32,903,020	925	\$42	\$8,253	\$38,551	\$46,804	\$38,704,855	\$60	118%
1,251 - 2,000 SF	360	45	531,341	\$3,976,110	\$34,815,790	\$38,791,900	1,476	\$66	\$11,045	\$96,711	\$107,755	\$38,035,440	\$72	98%
2,001 - 3,500 SF	41	7	93,400	\$480,840	\$6,476,090	\$6,956,930	2,278	\$69	\$11,728	\$157,953	\$169,681	\$6,925,610	\$74	100%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	13	2	22,714	\$108,640	\$475,360	\$584,000	1,747	\$21	\$8,357	\$36,566	\$44,923			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	1	0	1,968	\$8,000	\$24,440	\$32,440	1,968	\$12	\$8,000	\$24,440	\$32,440			
<b>SUBTOTAL</b>	<b>1,118</b>	<b>144</b>	<b>1,299,844</b>	<b>\$10,375,330</b>	<b>\$68,892,960</b>	<b>\$79,268,290</b>	<b>1,163</b>	<b>\$53</b>	<b>\$9,280</b>	<b>\$61,622</b>	<b>\$70,902</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

## Appendices: Neighborhood Analysis

**Table 14**  
**Sales Analysis by Last Sales Date**  
**Park Hill**

				Assessed Value			Average Values					Sales		
	Sales Parcel													
Land Use	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Land Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	569	54.51	631,073	\$3,896,440	\$13,955,660	\$17,852,100	1,109	\$22	\$6,848	\$24,527	\$31,375	\$30,838,857	\$49	173%
0 - 1,250 SF	439	39.94	423,633	\$2,967,840	\$9,682,410	\$12,650,250	965	\$23	\$6,760	\$22,056	\$28,816	\$23,717,227	\$56	187%
1,251 - 2,000 SF	120	13.26	176,098	\$858,600	\$3,942,720	\$4,801,320	1,467	\$22	\$7,155	\$32,856	\$40,011	\$6,738,340	\$38	140%
2,001 - 3,500 SF	9	1.20	21,666	\$63,000	\$293,990	\$356,990	2,407	\$14	\$7,000	\$32,666	\$39,666	\$318,290	\$15	89%
> 3,500 SF	1	0.11	9,676	\$7,000	\$36,540	\$43,540	9,676	\$4	\$7,000	\$36,540	\$43,540	\$65,000	\$7	149%
Duplex/Triplex	36	4	61,362	\$253,500	\$1,284,780	\$1,538,280	1,705	\$21	\$7,042	\$35,688	\$42,730			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	8	1	23,707	\$72,760	\$626,260	\$699,020	2,963	\$26	\$9,095	\$78,283	\$87,378			
<b>SUBTOTAL</b>	<b>613</b>	<b>59.4</b>	<b>716,142</b>	<b>\$4,222,700</b>	<b>\$15,866,700</b>	<b>\$20,089,400</b>	<b>1,168</b>	<b>\$22</b>	<b>\$6,889</b>	<b>\$25,884</b>	<b>\$32,772</b>			
<b>2008-2009</b>														
Single Family	119	11.73	137,387	\$818,280	\$3,016,210	\$3,834,490	1,155	\$22	\$6,876	\$25,346	\$32,223	\$4,591,250	\$33	120%
0 - 1,250 SF	82	7.64	81,533	\$560,890	\$1,882,150	\$2,443,040	994	\$23	\$6,840	\$22,953	\$29,793	\$3,002,110	\$37	123%
1,251 - 2,000 SF	36	3.98	52,622	\$250,390	\$1,106,060	\$1,356,450	1,462	\$21	\$6,955	\$30,724	\$37,679	\$1,554,140	\$30	115%
2,001 - 3,500 SF	1	0.10	3,232	\$7,000	\$28,000	\$35,000	3,232	\$9	\$7,000	\$28,000	\$35,000	\$35,000	\$11	100%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	8	1	12,809	\$53,480	\$95,350	\$148,830	1,601	\$7	\$6,685	\$11,919	\$18,604			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	3	0	8,130	\$17,460	\$65,000	\$82,460	2,710	\$8	\$5,820	\$21,667	\$27,487			
<b>SUBTOTAL</b>	<b>130</b>	<b>13.0</b>	<b>158,326</b>	<b>\$889,220</b>	<b>\$3,176,560</b>	<b>\$4,065,780</b>	<b>1,218</b>	<b>\$20</b>	<b>\$6,840</b>	<b>\$24,435</b>	<b>\$31,275</b>			
<b>2010 - 2013</b>														
Single Family	183	17.67	211,089	\$1,203,040	\$4,796,330	\$5,999,370	1,153	\$23	\$6,574	\$26,209	\$32,783	\$7,230,230	\$34	121%
0 - 1,250 SF	123	10.89	118,101	\$785,050	\$2,964,270	\$3,749,320	960	\$25	\$6,383	\$24,100	\$30,482	\$4,502,960	\$38	120%
1,251 - 2,000 SF	58	6.53	87,713	\$401,490	\$1,771,160	\$2,172,650	1,512	\$20	\$6,922	\$30,537	\$37,459	\$2,546,270	\$29	117%
2,001 - 3,500 SF	2	0.25	5,275	\$16,500	\$60,900	\$77,400	2,638	\$12	\$8,250	\$30,450	\$38,700	\$181,000	\$34	234%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	13	1	21,578	\$83,890	\$317,600	\$401,490	1,660	\$15	\$6,453	\$24,431	\$30,884			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	4	1	12,054	\$52,060	\$126,000	\$178,060	3,014	\$10	\$13,015	\$31,500	\$44,515			
<b>SUBTOTAL</b>	<b>200</b>	<b>19.8</b>	<b>244,721</b>	<b>\$1,338,990</b>	<b>\$5,239,930</b>	<b>\$6,578,920</b>	<b>1,224</b>	<b>\$21</b>	<b>\$6,695</b>	<b>\$26,200</b>	<b>\$32,895</b>			
<b>TOTAL</b>														
Single Family	871	84	979,549	\$5,917,760	\$21,768,200	\$27,685,960	1,125	\$22	\$6,794	\$24,992	\$31,786	\$42,660,337	\$44	154%
0 - 1,250 SF	644	58	623,267	\$4,313,780	\$14,528,830	\$18,842,610	968	\$23	\$6,698	\$22,560	\$29,259	\$31,222,297	\$50	166%
1,251 - 2,000 SF	214	24	316,433	\$1,510,480	\$6,819,940	\$8,330,420	1,479	\$22	\$7,058	\$31,869	\$38,927	\$10,838,750	\$34	130%
2,001 - 3,500 SF	12	2	30,173	\$86,500	\$382,890	\$469,390	2,514	\$13	\$7,208	\$31,908	\$39,116	\$534,290	\$18	114%
> 3,500 SF	1	0	9,676	\$7,000	\$36,540	\$43,540	9,676	\$4	\$7,000	\$36,540	\$43,540	\$65,000	\$7	149%
Duplex/Triplex	57	6	95,749	\$390,870	\$1,697,730	\$2,088,600	1,680	\$18	\$6,857	\$29,785	\$36,642			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	15	2	43,891	\$142,280	\$817,260	\$959,540	2,926	\$19	\$9,485	\$54,484	\$63,969			
<b>SUBTOTAL</b>	<b>943</b>	<b>92</b>	<b>1,119,189</b>	<b>\$6,450,910</b>	<b>\$24,283,190</b>	<b>\$30,734,100</b>	<b>1,187</b>	<b>\$22</b>	<b>\$6,841</b>	<b>\$25,751</b>	<b>\$32,592</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.



## Appendices: Neighborhood Analysis

**Table 15**  
**Sales Analysis by Last Sales Date**  
**Parkland**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	597	80.36	742,706	\$4,217,120	\$16,309,700	\$20,526,820	1,244	\$22	\$7,064	\$27,319	\$34,383	\$31,122,140	\$42	152%
0 - 1,250 SF	364	46.16	365,101	\$2,563,990	\$8,665,230	\$11,229,220	1,003	\$24	\$7,044	\$23,806	\$30,850	\$19,439,090	\$53	173%
1,251 - 2,000 SF	206	29.02	310,159	\$1,462,630	\$6,457,310	\$7,919,940	1,506	\$21	\$7,100	\$31,346	\$38,446	\$10,334,280	\$33	130%
2,001 - 3,500 SF	26	4.96	63,728	\$183,500	\$1,134,040	\$1,317,540	2,451	\$18	\$7,058	\$43,617	\$50,675	\$1,307,770	\$21	99%
> 3,500 SF	1	0.23	3,718	\$7,000	\$53,120	\$60,120	3,718	\$14	\$7,000	\$53,120	\$60,120	\$41,000	\$11	68%
Duplex/Triplex	40	6	74,254	\$281,500	\$1,213,310	\$1,494,810	1,856	\$16	\$7,038	\$30,333	\$37,370			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	9	2	48,249	\$219,950	\$708,530	\$928,480	5,361	\$15	\$24,439	\$78,726	\$103,164			
<b>SUBTOTAL</b>	<b>646</b>	<b>87.9</b>	<b>865,209</b>	<b>\$4,718,570</b>	<b>\$18,231,540</b>	<b>\$22,950,110</b>	<b>1,339</b>	<b>\$21</b>	<b>\$7,304</b>	<b>\$28,222</b>	<b>\$35,526</b>			
<b>2008-2009</b>														
Single Family	117	15.44	146,614	\$806,640	\$2,517,530	\$3,324,170	1,253	\$17	\$6,894	\$21,517	\$28,412	\$3,982,930	\$27	120%
0 - 1,250 SF	70	8.63	67,882	\$474,820	\$1,122,620	\$1,597,440	970	\$17	\$6,783	\$16,037	\$22,821	\$1,756,720	\$26	110%
1,251 - 2,000 SF	41	5.61	61,672	\$286,020	\$1,114,930	\$1,400,950	1,504	\$18	\$6,976	\$27,193	\$34,170	\$1,929,510	\$31	138%
2,001 - 3,500 SF	4	0.69	8,698	\$29,000	\$120,650	\$149,650	2,175	\$14	\$7,250	\$30,163	\$37,413	\$164,200	\$19	110%
> 3,500 SF	2	0.52	8,362	\$16,800	\$159,330	\$176,130	4,181	\$19	\$8,400	\$79,665	\$88,065	\$132,500	\$16	75%
Duplex/Triplex	11	2	22,383	\$73,200	\$234,730	\$307,930	2,035	\$10	\$6,655	\$21,339	\$27,994			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	2	0	7,250	\$38,630	\$123,200	\$161,830	3,625	\$17	\$19,315	\$61,600	\$80,915			
<b>SUBTOTAL</b>	<b>130</b>	<b>17.3</b>	<b>176,247</b>	<b>\$918,470</b>	<b>\$2,875,460</b>	<b>\$3,793,930</b>	<b>1,356</b>	<b>\$16</b>	<b>\$7,065</b>	<b>\$22,119</b>	<b>\$29,184</b>			
<b>2010 - 2013</b>														
Single Family	170	22.64	209,002	\$1,145,480	\$3,121,120	\$4,266,600	1,229	\$15	\$6,738	\$18,360	\$25,098	\$5,918,430	\$28	139%
0 - 1,250 SF	109	13.26	107,647	\$725,510	\$1,638,710	\$2,364,220	988	\$15	\$6,656	\$15,034	\$21,690	\$2,983,080	\$28	126%
1,251 - 2,000 SF	49	7.09	74,274	\$340,480	\$1,131,440	\$1,471,920	1,516	\$15	\$6,949	\$23,091	\$30,039	\$2,311,380	\$31	157%
2,001 - 3,500 SF	12	2.29	27,081	\$79,490	\$350,970	\$430,460	2,257	\$13	\$6,624	\$29,248	\$35,872	\$623,970	\$23	145%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	17	2	34,080	\$109,680	\$247,660	\$357,340	2,005	\$7	\$6,452	\$14,568	\$21,020			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	8	3	52,204	\$165,150	\$1,253,100	\$1,418,250	6,526	\$24	\$20,644	\$156,638	\$177,281			
<b>SUBTOTAL</b>	<b>195</b>	<b>28.3</b>	<b>295,286</b>	<b>\$1,420,310</b>	<b>\$4,621,880</b>	<b>\$6,042,190</b>	<b>1,514</b>	<b>\$16</b>	<b>\$7,284</b>	<b>\$23,702</b>	<b>\$30,986</b>			
<b>TOTAL</b>														
Single Family	884	118	1,098,322	\$6,169,240	\$21,948,350	\$28,117,590	1,242	\$20	\$6,979	\$24,828	\$31,807	\$41,023,500	\$37	146%
0 - 1,250 SF	543	68	540,630	\$3,764,320	\$11,426,560	\$15,190,880	996	\$21	\$6,932	\$21,043	\$27,976	\$24,178,890	\$45	159%
1,251 - 2,000 SF	296	42	446,105	\$2,089,130	\$8,703,680	\$10,792,810	1,507	\$20	\$7,058	\$29,404	\$36,462	\$14,575,170	\$33	135%
2,001 - 3,500 SF	42	8	99,507	\$291,990	\$1,605,660	\$1,897,650	2,369	\$16	\$6,952	\$38,230	\$45,182	\$2,095,940	\$21	110%
> 3,500 SF	3	1	12,080	\$23,800	\$212,450	\$236,250	4,027	\$18	\$7,933	\$70,817	\$78,750	\$173,500	\$14	73%
Duplex/Triplex	68	10	130,717	\$464,380	\$1,695,700	\$2,160,080	1,922	\$13	\$6,829	\$24,937	\$31,766			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	19	5	107,703	\$423,730	\$2,084,830	\$2,508,560	5,669	\$19	\$22,302	\$109,728	\$132,029			
<b>SUBTOTAL</b>	<b>971</b>	<b>133</b>	<b>1,336,742</b>	<b>\$7,057,350</b>	<b>\$25,728,880</b>	<b>\$32,786,230</b>	<b>1,377</b>	<b>\$19</b>	<b>\$7,268</b>	<b>\$26,497</b>	<b>\$33,765</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

## Appendices: Neighborhood Analysis

**Table 16**  
**Sales Analysis by Last Sales Date**  
**Portland**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Land Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	1,560	166.82	1,852,762	\$10,662,130	\$44,874,200	\$55,536,330	1,188	\$24	\$6,835	\$28,766	\$35,600	\$75,446,940	\$41	136%
0 - 1,250 SF	1,080	102.75	1,059,486	\$7,270,410	\$26,745,710	\$34,016,120	981	\$25	\$6,732	\$24,765	\$31,496	\$50,231,470	\$47	148%
1,251 - 2,000 SF	406	50.08	608,846	\$2,817,720	\$14,081,800	\$16,899,520	1,500	\$23	\$6,940	\$34,684	\$41,624	\$19,835,230	\$33	117%
2,001 - 3,500 SF	71	12.72	167,900	\$530,000	\$3,889,580	\$4,419,580	2,365	\$23	\$7,465	\$54,783	\$62,248	\$5,127,520	\$31	116%
> 3,500 SF	3	1.26	16,530	\$44,000	\$157,110	\$201,110	5,510	\$10	\$14,667	\$52,370	\$67,037	\$252,720	\$15	126%
Duplex/Triplex	118	15	232,196	\$801,900	\$4,240,950	\$5,042,850	1,968	\$18	\$6,796	\$35,940	\$42,736			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	17	2	53,181	\$335,970	\$1,137,110	\$1,473,080	3,128	\$21	\$19,763	\$66,889	\$86,652			
<b>SUBTOTAL</b>	<b>1,695</b>	<b>184.0</b>	<b>2,138,139</b>	<b>\$11,800,000</b>	<b>\$50,252,260</b>	<b>\$62,052,260</b>	<b>1,261</b>	<b>\$24</b>	<b>\$6,962</b>	<b>\$29,647</b>	<b>\$36,609</b>			
<b>2008-2009</b>														
Single Family	281	27.78	331,115	\$1,840,560	\$6,462,150	\$8,302,710	1,178	\$20	\$6,550	\$22,997	\$29,547	\$9,733,790	\$29	117%
0 - 1,250 SF	196	17.26	189,891	\$1,254,900	\$3,610,210	\$4,865,110	969	\$19	\$6,403	\$18,419	\$24,822	\$5,842,720	\$31	120%
1,251 - 2,000 SF	71	7.93	107,980	\$487,160	\$2,294,330	\$2,781,490	1,521	\$21	\$6,861	\$32,315	\$39,176	\$3,210,300	\$30	115%
2,001 - 3,500 SF	14	2.58	33,244	\$98,500	\$557,610	\$656,110	2,375	\$17	\$7,036	\$39,829	\$46,865	\$680,770	\$20	104%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	0%
Duplex/Triplex	26	3	46,151	\$153,600	\$743,650	\$897,250	1,775	\$16	\$5,908	\$28,602	\$34,510			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	2	0	6,089	\$17,000	\$15,000	\$32,000	3,045	\$2	\$8,500	\$7,500	\$16,000			
<b>SUBTOTAL</b>	<b>309</b>	<b>31.4</b>	<b>383,355</b>	<b>\$2,011,160</b>	<b>\$7,220,800</b>	<b>\$9,231,960</b>	<b>1,241</b>	<b>\$19</b>	<b>\$6,509</b>	<b>\$23,368</b>	<b>\$29,877</b>			
<b>2010 - 2013</b>														
Single Family	440	45.39	518,696	\$2,888,200	\$8,703,370	\$11,591,570	1,179	\$17	\$6,564	\$19,780	\$26,344	\$14,713,280	\$28	127%
0 - 1,250 SF	306	28.52	301,088	\$1,973,570	\$5,132,500	\$7,106,070	984	\$17	\$6,450	\$16,773	\$23,222	\$9,081,710	\$30	128%
1,251 - 2,000 SF	116	13.79	174,865	\$780,220	\$3,102,010	\$3,882,230	1,507	\$18	\$6,726	\$26,741	\$33,468	\$5,059,380	\$29	130%
2,001 - 3,500 SF	17	2.64	38,405	\$119,410	\$384,860	\$504,270	2,259	\$10	\$7,024	\$22,639	\$29,663	\$478,190	\$12	95%
> 3,500 SF	1	0.45	4,338	\$15,000	\$84,000	\$99,000	4,338	\$19	\$15,000	\$84,000	\$99,000	\$94,000	\$22	95%
Duplex/Triplex	36	4	73,217	\$220,660	\$789,160	\$1,009,820	2,034	\$11	\$6,129	\$21,921	\$28,051			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	5	1	16,280	\$80,340	\$213,580	\$293,920	3,256	\$13	\$16,068	\$42,716	\$58,784			
<b>SUBTOTAL</b>	<b>481</b>	<b>50.1</b>	<b>608,193</b>	<b>\$3,189,200</b>	<b>\$9,706,110</b>	<b>\$12,895,310</b>	<b>1,264</b>	<b>\$16</b>	<b>\$6,630</b>	<b>\$20,179</b>	<b>\$26,809</b>			
<b>TOTAL</b>														
Single Family	2,281	240	2,702,573	\$15,390,890	\$60,039,720	\$75,430,610	1,185	\$22	\$6,747	\$26,322	\$33,069	\$99,894,010	\$37	132%
0 - 1,250 SF	1,582	149	1,550,465	\$10,498,880	\$35,488,420	\$45,987,300	980	\$23	\$6,636	\$22,433	\$29,069	\$65,155,900	\$42	142%
1,251 - 2,000 SF	593	72	891,691	\$4,085,100	\$19,478,140	\$23,563,240	1,504	\$22	\$6,889	\$32,847	\$39,736	\$28,104,910	\$32	119%
2,001 - 3,500 SF	102	18	239,549	\$747,910	\$4,832,050	\$5,579,960	2,349	\$20	\$7,332	\$47,373	\$54,705	\$6,286,480	\$26	113%
> 3,500 SF	4	2	20,868	\$59,000	\$241,110	\$300,110	5,217	\$12	\$14,750	\$60,278	\$75,028	\$346,720	\$17	116%
Duplex/Triplex	180	22	351,564	\$1,176,160	\$5,773,760	\$6,949,920	1,953	\$16	\$6,534	\$32,076	\$38,611			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	24	3	75,550	\$433,310	\$1,365,690	\$1,799,000	3,148	\$18	\$18,055	\$56,904	\$74,958			
<b>SUBTOTAL</b>	<b>2,485</b>	<b>266</b>	<b>3,129,687</b>	<b>\$17,000,360</b>	<b>\$67,179,170</b>	<b>\$84,179,530</b>	<b>1,259</b>	<b>\$21</b>	<b>\$6,841</b>	<b>\$27,034</b>	<b>\$33,875</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

## Appendices: Neighborhood Analysis

**Table 17**  
**Sales Analysis by Last Sales Date**  
**Russell**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	760	80.24	1,026,138	\$4,947,160	\$23,783,080	\$28,730,240	1,350	\$23	\$6,509	\$31,294	\$37,803	\$56,038,910	\$55	195%
0 - 1,250 SF	390	37.88	403,239	\$2,555,950	\$9,785,250	\$12,341,200	1,034	\$24	\$6,554	\$25,090	\$31,644	\$29,526,940	\$73	239%
1,251 - 2,000 SF	308	33.49	456,632	\$1,974,420	\$11,197,290	\$13,171,710	1,483	\$25	\$6,410	\$36,355	\$42,765	\$19,877,150	\$44	151%
2,001 - 3,500 SF	56	7.28	139,313	\$373,000	\$2,169,150	\$2,542,150	2,488	\$16	\$6,661	\$38,735	\$45,396	\$5,621,040	\$40	221%
> 3,500 SF	6	1.59	26,954	\$43,790	\$631,390	\$675,180	4,492	\$23	\$7,298	\$105,232	\$112,530	\$1,013,780	\$38	150%
Duplex/Triplex	58	7	126,274	\$395,800	\$1,533,850	\$1,929,650	2,177	\$12	\$6,824	\$26,446	\$33,270			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	20	3	86,465	\$383,790	\$1,436,230	\$1,820,020	4,323	\$17	\$19,190	\$71,812	\$91,001			
<b>SUBTOTAL</b>	<b>838</b>	<b>89.8</b>	<b>1,238,877</b>	<b>\$5,726,750</b>	<b>\$26,753,160</b>	<b>\$32,479,910</b>	<b>1,478</b>	<b>\$22</b>	<b>\$6,834</b>	<b>\$31,925</b>	<b>\$38,759</b>			
<b>2008-2009</b>														
Single Family	165	17.12	225,308	\$1,067,830	\$4,404,960	\$5,472,790	1,366	\$20	\$6,472	\$26,697	\$33,168	\$7,302,920	\$32	133%
0 - 1,250 SF	96	8.70	99,899	\$606,290	\$1,498,540	\$2,104,830	1,041	\$15	\$6,316	\$15,610	\$21,925	\$3,255,920	\$33	155%
1,251 - 2,000 SF	50	5.56	75,958	\$335,780	\$2,194,290	\$2,530,070	1,519	\$29	\$6,716	\$43,886	\$50,601	\$2,994,160	\$39	118%
2,001 - 3,500 SF	16	2.00	37,516	\$104,760	\$615,860	\$720,620	2,345	\$16	\$6,548	\$38,491	\$45,039	\$882,290	\$24	122%
> 3,500 SF	3	0.86	11,935	\$21,000	\$96,270	\$117,270	3,978	\$8	\$7,000	\$32,090	\$39,090	\$170,550	\$14	145%
Duplex/Triplex	11	1	22,721	\$69,000	\$222,060	\$291,060	2,066	\$10	\$6,273	\$20,187	\$26,460			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	2	0	9,372	\$40,000	\$408,600	\$448,600	4,686	\$44	\$20,000	\$204,300	\$224,300			
<b>SUBTOTAL</b>	<b>178</b>	<b>18.9</b>	<b>257,401</b>	<b>\$1,176,830</b>	<b>\$5,035,620</b>	<b>\$6,212,450</b>	<b>1,446</b>	<b>\$20</b>	<b>\$6,611</b>	<b>\$28,290</b>	<b>\$34,901</b>			
<b>2010 - 2013</b>														
Single Family	232	24.03	324,160	\$1,475,890	\$7,187,780	\$8,663,670	1,397	\$22	\$6,362	\$30,982	\$37,343	\$13,919,330	\$43	161%
0 - 1,250 SF	112	9.76	116,885	\$687,220	\$3,023,700	\$3,710,920	1,044	\$26	\$6,136	\$26,997	\$33,133	\$7,276,090	\$62	196%
1,251 - 2,000 SF	96	10.77	147,456	\$624,690	\$3,220,450	\$3,845,140	1,536	\$22	\$6,507	\$33,546	\$40,054	\$5,578,220	\$38	145%
2,001 - 3,500 SF	22	3.27	52,571	\$151,980	\$826,620	\$978,600	2,390	\$16	\$6,908	\$37,574	\$44,482	\$955,810	\$18	98%
> 3,500 SF	2	0.23	7,248	\$12,000	\$117,010	\$129,010	3,624	\$16	\$6,000	\$58,505	\$64,505	\$109,210	\$15	85%
Duplex/Triplex	22	3	53,565	\$150,490	\$545,220	\$695,710	2,435	\$10	\$6,840	\$24,783	\$31,623			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	9	9	152,731	\$780,250	\$3,860,920	\$4,641,170	16,970	\$25	\$86,694	\$428,991	\$515,686			
<b>SUBTOTAL</b>	<b>263</b>	<b>36.2</b>	<b>530,456</b>	<b>\$2,406,630</b>	<b>\$11,593,920</b>	<b>\$14,000,550</b>	<b>2,017</b>	<b>\$22</b>	<b>\$9,151</b>	<b>\$44,083</b>	<b>\$53,234</b>			
<b>TOTAL</b>														
Single Family	1,157	121	1,575,606	\$7,490,880	\$35,375,820	\$42,866,700	1,362	\$22	\$6,474	\$30,575	\$37,050	\$77,261,160	\$49	180%
0 - 1,250 SF	598	56	620,023	\$3,849,460	\$14,307,490	\$18,156,950	1,037	\$23	\$6,437	\$23,926	\$30,363	\$40,058,950	\$65	221%
1,251 - 2,000 SF	454	50	680,046	\$2,934,890	\$16,612,030	\$19,546,920	1,498	\$24	\$6,465	\$36,590	\$43,055	\$28,449,530	\$42	146%
2,001 - 3,500 SF	94	13	229,400	\$629,740	\$3,611,630	\$4,241,370	2,440	\$16	\$6,699	\$38,422	\$45,121	\$7,459,140	\$33	176%
> 3,500 SF	11	3	46,137	\$76,790	\$844,670	\$921,460	4,194	\$18	\$6,981	\$76,788	\$83,769	\$1,293,540	\$28	140%
Duplex/Triplex	91	11	202,560	\$615,290	\$2,301,130	\$2,916,420	2,226	\$11	\$6,761	\$25,287	\$32,049			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	31	13	248,568	\$1,204,040	\$5,705,750	\$6,909,790	8,018	\$23	\$38,840	\$184,056	\$222,896			
<b>SUBTOTAL</b>	<b>1,279</b>	<b>145</b>	<b>2,026,734</b>	<b>\$9,310,210</b>	<b>\$43,382,700</b>	<b>\$52,692,910</b>	<b>1,585</b>	<b>\$21</b>	<b>\$7,279</b>	<b>\$33,919</b>	<b>\$41,199</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.



## Appendices: Neighborhood Analysis

**Table 18**  
**Sales Analysis by Last Sales Date**  
**Shawnee**

Land Use	Sales Parcel			Assessed Value			Average Values					Sales		
	Count	Acreage	Building SF	Land	Building	Total	SF/Parcel	Val/SF	Val/Parcel	Bldg. Val/Parcel	Avg. AV/Parcel	Value	Avg. Val/SF	Percent SV of AV
<b>Pre-2008</b>														
Single Family	1,767	233.70	2,237,033	\$17,457,080	\$72,284,590	\$89,741,670	1,266	\$32	\$9,880	\$40,908	\$50,788	\$114,790,870	\$51	128%
0 - 1,250 SF	995	122.77	954,570	\$9,333,420	\$31,744,360	\$41,077,780	959	\$33	\$9,380	\$31,904	\$41,284	\$63,301,740	\$66	154%
1,251 - 2,000 SF	662	91.21	1,021,067	\$6,784,990	\$32,680,380	\$39,465,370	1,542	\$32	\$10,249	\$49,366	\$59,615	\$41,888,580	\$41	106%
2,001 - 3,500 SF	107	18.73	249,455	\$1,300,170	\$7,579,170	\$8,879,340	2,331	\$30	\$12,151	\$70,833	\$82,984	\$9,275,550	\$37	104%
> 3,500 SF	3	1.00	11,941	\$38,500	\$280,680	\$319,180	3,980	\$24	\$12,833	\$93,560	\$106,393	\$325,000	\$27	102%
Duplex/Triplex	53	8	107,887	\$573,000	\$2,897,930	\$3,470,930	2,036	\$27	\$10,811	\$54,678	\$65,489			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	22	3	77,935	\$475,120	\$1,605,240	\$2,080,360	3,543	\$21	\$21,596	\$72,965	\$94,562			
<b>SUBTOTAL</b>	<b>1,842</b>	<b>244.8</b>	<b>2,422,855</b>	<b>\$18,505,200</b>	<b>\$76,787,760</b>	<b>\$95,292,960</b>	<b>1,315</b>	<b>\$32</b>	<b>\$10,046</b>	<b>\$41,687</b>	<b>\$51,733</b>			
<b>2008-2009</b>														
Single Family	309	39.99	394,251	\$3,015,760	\$9,301,350	\$12,317,110	1,276	\$24	\$9,760	\$30,101	\$39,861	\$15,081,700	\$38	122%
0 - 1,250 SF	169	20.57	165,525	\$1,555,510	\$3,792,080	\$5,347,590	979	\$23	\$9,204	\$22,438	\$31,643	\$7,283,520	\$44	136%
1,251 - 2,000 SF	126	16.45	195,271	\$1,281,520	\$4,618,920	\$5,900,440	1,550	\$24	\$10,171	\$36,658	\$46,829	\$6,551,090	\$34	111%
2,001 - 3,500 SF	13	2.51	29,701	\$163,730	\$684,170	\$847,900	2,285	\$23	\$12,595	\$52,628	\$65,223	\$1,001,180	\$34	118%
> 3,500 SF	1	0.45	3,754	\$15,000	\$206,180	\$221,180	3,754	\$55	\$15,000	\$206,180	\$221,180	\$245,910	\$66	111%
Duplex/Triplex	10	1	21,885	\$104,500	\$486,620	\$591,120	2,189	\$22	\$10,450	\$48,662	\$59,112			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	8	1	26,419	\$168,990	\$602,960	\$771,950	3,302	\$23	\$21,124	\$75,370	\$96,494			
<b>SUBTOTAL</b>	<b>327</b>	<b>42.7</b>	<b>442,555</b>	<b>\$3,289,250</b>	<b>\$10,390,930</b>	<b>\$13,680,180</b>	<b>1,353</b>	<b>\$23</b>	<b>\$10,059</b>	<b>\$31,777</b>	<b>\$41,835</b>			
<b>2010 - 2013</b>														
Single Family	550	69.67	711,994	\$5,500,780	\$15,049,210	\$20,549,990	1,295	\$21	\$10,001	\$27,362	\$37,364	\$24,620,410	\$35	120%
0 - 1,250 SF	290	34.25	281,405	\$2,728,530	\$6,190,380	\$8,918,910	970	\$22	\$9,409	\$21,346	\$30,755	\$11,792,600	\$42	132%
1,251 - 2,000 SF	218	27.93	335,871	\$2,254,620	\$6,872,520	\$9,127,140	1,541	\$20	\$10,342	\$31,525	\$41,868	\$10,239,910	\$30	112%
2,001 - 3,500 SF	42	7.50	94,718	\$517,630	\$1,986,310	\$2,503,940	2,255	\$21	\$12,325	\$47,293	\$59,618	\$2,587,900	\$27	103%
> 3,500 SF	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Duplex/Triplex	16	2	33,791	\$181,500	\$886,840	\$1,068,340	2,112	\$26	\$11,344	\$55,428	\$66,771			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	17	3	74,178	\$284,020	\$1,012,480	\$1,296,500	4,363	\$14	\$16,707	\$59,558	\$76,265			
<b>SUBTOTAL</b>	<b>583</b>	<b>75.0</b>	<b>819,963</b>	<b>\$5,966,300</b>	<b>\$16,948,530</b>	<b>\$22,914,830</b>	<b>1,406</b>	<b>\$21</b>	<b>\$10,234</b>	<b>\$29,071</b>	<b>\$39,305</b>			
<b>TOTAL</b>														
Single Family	2,626	343	3,343,278	\$25,973,620	\$96,635,150	\$122,608,770	1,273	\$29	\$9,891	\$36,799	\$46,690	\$154,492,980	\$46	126%
0 - 1,250 SF	1,454	178	1,401,500	\$13,617,460	\$41,726,820	\$55,344,280	964	\$30	\$9,366	\$28,698	\$38,063	\$82,377,860	\$59	149%
1,251 - 2,000 SF	1,006	136	1,552,209	\$10,321,130	\$44,171,820	\$54,492,950	1,543	\$28	\$10,260	\$43,908	\$54,168	\$58,679,580	\$38	108%
2,001 - 3,500 SF	162	29	373,874	\$1,981,530	\$10,249,650	\$12,231,180	2,308	\$27	\$12,232	\$63,269	\$75,501	\$12,864,630	\$34	105%
> 3,500 SF	4	1	15,695	\$53,500	\$486,860	\$540,360	3,924	\$31	\$13,375	\$121,715	\$135,090	\$570,910	\$36	106%
Duplex/Triplex	79	11	163,563	\$859,000	\$4,271,390	\$5,130,390	2,070	\$26	\$10,873	\$54,068	\$64,942			
Condominiums/Coops	-	-	-	\$0	\$0	\$0	-	\$0	\$0	\$0	\$0			
Multifamily	47	8	178,532	\$928,130	\$3,220,680	\$4,148,810	3,799	\$18	\$19,747	\$68,525	\$88,273			
<b>SUBTOTAL</b>	<b>2,752</b>	<b>362</b>	<b>3,685,373</b>	<b>\$27,760,750</b>	<b>\$104,127,220</b>	<b>\$131,887,970</b>	<b>1,339</b>	<b>\$28</b>	<b>\$10,087</b>	<b>\$37,837</b>	<b>\$47,924</b>			

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 19**  
**Repeat Sales Analysis by Lastest Sales Date**  
**California; Investor Sales**

		Average Values					Sales			Repeat Sales	
								% Sales			
	Number of			Land	Bldg.	Assess.		Avg.	Val of		Sales as %
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Assess. Val	% of All Sales	Investor Sales
Pre-2008											
Single Family	69	1,304	\$21	\$6,391	\$27,340	\$33,732	\$3,257,890	\$36	140.0%	10.6%	94.5%
0 - 1,250 SF	42	1,063	\$21	\$6,333	\$22,856	\$29,189	\$2,149,830	\$48	175.4%	11.1%	57.5%
1,251 - 2,000 SF	20	1,425	\$21	\$6,400	\$29,674	\$36,074	\$830,890	\$29	115.2%	7.8%	27.4%
2,001 - 3,500 SF	7	2,407	\$20	\$6,714	\$47,580	\$54,294	\$277,170	\$16	72.9%	43.8%	9.6%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	4	1,493	\$29	\$6,500	\$42,610	\$49,110				11.4%	5.5%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	73	1,315	\$21	\$6,397	\$28,177	\$34,574				10.6%	100.0%
2008-2009											
Single Family	19	1,293	\$24	\$5,737	\$30,487	\$36,224	\$603,920	\$25	87.7%	11.4%	100.0%
0 - 1,250 SF	9	1,130	\$26	\$5,667	\$29,289	\$34,956	\$306,020	\$30	97.3%	10.0%	47.4%
1,251 - 2,000 SF	10	1,440	\$22	\$5,800	\$31,566	\$37,366	\$297,900	\$21	79.7%	14.9%	52.6%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	19	1,293	\$24	\$5,737	\$30,487	\$36,224				10.8%	100.0%
2010 - 2013											
Single Family	4	983	\$20	\$7,000	\$19,460	\$26,460	\$67,020	\$17	63.3%	2.1%	66.7%
0 - 1,250 SF	4	983	\$20	\$7,000	\$19,460	\$26,460	\$67,020	\$17	63.3%	3.5%	66.7%
1,251 - 2,000 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	2	2,122	\$1	\$5,000	\$1,890	\$6,890				9.1%	33.3%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	6	1,362	\$10	\$6,333	\$13,603	\$19,937				2.8%	100.0%
TOTAL											
Single Family	92	1,288	\$21	\$6,283	\$27,648	\$33,930	\$3,928,830	\$33	125.9%	9.1%	93.9%
0 - 1,250 SF	55	1,068	\$22	\$6,273	\$23,661	\$29,934	\$2,522,870	\$43	153.2%	9.4%	56.1%
1,251 - 2,000 SF	30	1,430	\$21	\$6,200	\$30,305	\$36,505	\$1,128,790	\$26	103.1%	7.6%	30.6%
2,001 - 3,500 SF	7	2,407	\$20	\$6,714	\$47,580	\$54,294	\$277,170	\$16	72.9%	24.1%	7.1%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	6	1,702	\$17	\$6,000	\$29,037	\$35,037				9.4%	6.1%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	98	1,313	\$21	\$6,265	\$27,733	\$33,998				9.0%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 20**  
**Repeat Sales Analysis by Lastest Sales Date**  
**Chickasaw; Investor Sales**

		Average Values					Sales			Repeat Sales	
								% Sales Val of Assess. Val		Sales as % of All Investor Sales	
Land Use	Number of Sales	SF/Sale	Val/SF	Land Val/Sale	Bldg. Val/Sale	Assess. Val/Sale	Value	Avg. Val/SF		% of All Sales	
Pre-2008											
Single Family	89	1,135	\$32	\$9,084	\$36,386	\$45,470	\$3,276,381	\$32	81.0%	8.0%	89.9%
0 - 1,250 SF	59	919	\$34	\$8,924	\$31,058	\$39,981	\$2,082,231	\$38	88.3%	8.6%	59.6%
1,251 - 2,000 SF	30	1,562	\$30	\$9,400	\$46,865	\$56,265	\$1,194,150	\$25	70.7%	8.1%	30.3%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	8	2,216	\$19	\$9,875	\$41,340	\$51,215				30.8%	8.1%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	9,362	\$36	\$39,550	\$335,450	\$375,000				20.0%	2.0%
SUBTOTAL	99	1,389	\$31	\$9,764	\$42,828	\$52,592				8.6%	100.0%
2008-2009											
Single Family	10	1,218	\$20	\$8,800	\$23,900	\$32,700	\$333,580	\$27	102.0%	5.2%	100.0%
0 - 1,250 SF	6	962	\$27	\$9,000	\$26,247	\$35,247	\$194,580	\$34	92.0%	5.2%	60.0%
1,251 - 2,000 SF	4	1,603	\$13	\$8,500	\$20,380	\$28,880	\$139,000	\$22	120.3%	5.5%	40.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	10	1,218	\$20	\$8,800	\$23,900	\$32,700				5.0%	100.0%
2010 - 2013											
Single Family	23	1,241	\$23	\$10,042	\$28,237	\$38,278	\$644,600	\$23	73.2%	8.1%	100.0%
0 - 1,250 SF	12	854	\$18	\$8,080	\$15,118	\$23,198	\$347,460	\$34	124.8%	7.1%	52.2%
1,251 - 2,000 SF	11	1,663	\$26	\$12,182	\$42,547	\$54,729	\$297,140	\$16	49.4%	10.2%	47.8%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	23	1,241	\$23	\$10,042	\$28,237	\$38,278				7.8%	100.0%
TOTAL											
Single Family	122	1,162	\$29	\$9,241	\$33,826	\$43,068	\$4,254,561	\$30	81.0%	7.7%	92.4%
0 - 1,250 SF	77	912	\$31	\$8,798	\$28,199	\$36,997	\$2,624,271	\$37	92.1%	7.9%	58.3%
1,251 - 2,000 SF	45	1,590	\$27	\$10,000	\$43,455	\$53,455	\$1,630,290	\$23	67.8%	8.2%	34.1%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	8	2,216	\$19	\$9,875	\$41,340	\$51,215				20.0%	6.1%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	9,362	\$36	\$39,550	\$335,450	\$375,000				16.7%	1.5%
SUBTOTAL	132	1,350	\$29	\$9,739	\$38,852	\$48,591				8.0%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.



**Table 21**  
**Repeat Sales Analysis by Lastest Sales Date**  
**Hallmark; Investor Sales**

		Average Values					Sales			Repeat Sales	
								% Sales	Val of	Sales as %	
	Number of			Land	Bldg.	Assess.		Avg.	Assess.	% of All	Investor
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Val	Sales	Sales
Pre-2008											
Single Family	8	1,010	\$35	\$8,355	\$34,830	\$43,185	\$322,778	\$40	93.4%	4.5%	100.0%
0 - 1,250 SF	8	1,010	\$35	\$8,355	\$34,830	\$43,185	\$322,778	\$40	93.4%	4.7%	100.0%
1,251 - 2,000 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	8	1,010	\$35	\$8,355	\$34,830	\$43,185				4.5%	100.0%
2008-2009											
Single Family	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
0 - 1,250 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
1,251 - 2,000 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
2010 - 2013											
Single Family	5	841	\$38	\$8,600	\$31,784	\$40,384	\$146,470	\$35	72.5%	8.8%	100.0%
0 - 1,250 SF	5	841	\$38	\$8,600	\$31,784	\$40,384	\$146,470	\$35	72.5%	10.2%	100.0%
1,251 - 2,000 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	5	841	\$38	\$8,600	\$31,784	\$40,384				8.8%	100.0%
TOTAL											
Single Family	13	945	\$36	\$8,449	\$33,658	\$42,108	\$469,248	\$38	85.7%	4.9%	100.0%
0 - 1,250 SF	13	945	\$36	\$8,449	\$33,658	\$42,108	\$469,248	\$38	85.7%	5.3%	100.0%
1,251 - 2,000 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	13	945	\$36	\$8,449	\$33,658	\$42,108				4.9%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 22**  
**Repeat Sales Analysis by Lastest Sales Date**  
**Park DuValle; Investor Sales**

		Average Values					Sales			Repeat Sales	
								% Sales		Sales as %	
	Number of			Land	Bldg.	Assess.		Avg.	Val of		
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Assess. Val	% of All Sales	Investor Sales
Pre-2008											
Single Family	56	968	\$49	\$8,176	\$47,220	\$55,396	\$2,921,071	\$54	94.2%	7.3%	93.3%
0 - 1,250 SF	48	890	\$45	\$7,741	\$40,250	\$47,991	\$2,139,271	\$50	92.9%	9.9%	80.0%
1,251 - 2,000 SF	8	1,434	\$62	\$10,785	\$89,040	\$99,825	\$781,800	\$68	97.9%	3.1%	13.3%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	4	2,273	\$11	\$8,000	\$25,315	\$33,315				50.0%	6.7%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	60	1,055	\$43	\$8,164	\$45,760	\$53,924				7.7%	100.0%
2008-2009											
Single Family	10	1,094	\$55	\$9,066	\$60,628	\$69,694	\$710,890	\$65	102.0%	6.5%	100.0%
0 - 1,250 SF	6	859	\$19	\$7,110	\$16,413	\$23,523	\$168,440	\$33	119.3%	5.8%	60.0%
1,251 - 2,000 SF	4	1,446	\$88	\$12,000	\$126,950	\$138,950	\$542,450	\$94	97.6%	8.5%	40.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	10	1,094	\$55	\$9,066	\$60,628	\$69,694				6.3%	100.0%
2010 - 2013											
Single Family	10	960	\$63	\$8,112	\$60,300	\$68,412	\$652,910	\$68	95.4%	5.5%	100.0%
0 - 1,250 SF	8	712	\$37	\$7,140	\$26,125	\$33,265	\$234,910	\$41	88.3%	6.8%	80.0%
1,251 - 2,000 SF	2	1,950	\$101	\$12,000	\$197,000	\$209,000	\$418,000	\$107	100.0%	3.5%	20.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	10	960	\$63	\$8,112	\$60,300	\$68,412				5.4%	100.0%
TOTAL											
Single Family	76	983	\$52	\$8,284	\$50,705	\$58,990	\$4,284,871	\$57	95.6%	6.9%	95.0%
0 - 1,250 SF	62	864	\$42	\$7,602	\$36,121	\$43,723	\$2,542,621	\$47	93.8%	8.8%	77.5%
1,251 - 2,000 SF	14	1,511	\$76	\$11,306	\$115,294	\$126,600	\$1,742,250	\$82	98.3%	3.9%	17.5%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	4	2,273	\$11	\$8,000	\$25,315	\$33,315				30.8%	5.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	80	1,048	\$47	\$8,270	\$49,436	\$57,706				7.2%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 23**  
**Repeat Sales Analysis by Lastest Sales Date**  
**Park Hill; Investor Sales**

		Average Values					Sales			Repeat Sales	
	Number of Sales			Land	Bldg.	Assess.			% Sales Val of Assess. Val	Sales as % of All Investor Sales	
Land Use		SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Avg. Val/SF		% of All Sales	
Pre-2008											
Single Family	96	1,047	\$22	\$6,208	\$22,657	\$28,865	\$7,424,853	\$74	267.9%	16.9%	96.0%
0 - 1,250 SF	78	952	\$22	\$6,179	\$20,675	\$26,855	\$5,746,673	\$77	274.3%	17.8%	78.0%
1,251 - 2,000 SF	18	1,458	\$21	\$6,333	\$31,242	\$37,576	\$1,678,180	\$64	248.1%	15.0%	18.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	4	1,822	\$15	\$7,000	\$27,710	\$34,710				11.1%	4.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	100	1,078	\$21	\$6,240	\$22,859	\$29,099				16.3%	100.0%
2008-2009											
Single Family	4	1,269	\$15	\$7,000	\$18,715	\$25,715	\$62,410	\$12	60.7%	3.4%	100.0%
0 - 1,250 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
1,251 - 2,000 SF	4	1,269	\$15	\$7,000	\$18,715	\$25,715	\$62,410	\$12	60.7%	11.1%	100.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	4	1,269	\$15	\$7,000	\$18,715	\$25,715				3.1%	100.0%
2010 - 2013											
Single Family	10	1,177	\$19	\$7,398	\$22,384	\$29,782	\$211,260	\$18	70.9%	5.5%	100.0%
0 - 1,250 SF	6	903	\$20	\$7,000	\$17,997	\$24,997	\$130,840	\$24	87.2%	4.9%	60.0%
1,251 - 2,000 SF	4	1,588	\$18	\$7,995	\$28,965	\$36,960	\$80,420	\$13	54.4%	6.9%	40.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	10	1,177	\$19	\$7,398	\$22,384	\$29,782				5.0%	100.0%
TOTAL											
Single Family	110	1,067	\$21	\$6,345	\$22,488	\$28,834	\$7,698,523	\$66	242.7%	12.6%	96.5%
0 - 1,250 SF	84	949	\$22	\$6,238	\$20,484	\$26,722	\$5,877,513	\$74	261.8%	13.0%	73.7%
1,251 - 2,000 SF	26	1,449	\$20	\$6,692	\$28,965	\$35,656	\$1,821,010	\$48	196.4%	12.1%	22.8%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	4	1,822	\$15	\$7,000	\$27,710	\$34,710				7.0%	3.5%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	114	1,093	\$21	\$6,368	\$22,672	\$29,040				12.1%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.



Table 24

Repeat Sales Analysis by Lastest Sales Date  
Parkland; Investor Sales

		Average Values					Sales			Repeat Sales	
								% Sales		Sales as %	
	Number of			Land	Bldg.	Assess.		Avg.	Val of	% of All	of All
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Assess. Val	Sales	Investor Sales
Pre-2008											
Single Family	73	1,110	\$20	\$6,983	\$22,458	\$29,441	\$3,322,300	\$41	154.6%	12.2%	90.1%
0 - 1,250 SF	54	996	\$22	\$6,977	\$21,974	\$28,951	\$2,547,600	\$47	163.0%	14.8%	66.7%
1,251 - 2,000 SF	19	1,433	\$17	\$7,000	\$23,833	\$30,833	\$774,700	\$28	132.2%	9.2%	23.5%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	6	1,512	\$20	\$7,333	\$30,773	\$38,107				15.0%	7.4%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	4,299	\$12	\$14,920	\$50,580	\$65,500				22.2%	2.5%
SUBTOTAL	81	1,218	\$20	\$7,205	\$23,768	\$30,973				12.5%	100.0%
2008-2009											
Single Family	10	1,496	\$10	\$7,000	\$15,308	\$22,308	\$264,680	\$18	118.6%	8.5%	100.0%
0 - 1,250 SF	2	1,198	\$1	\$7,000	\$900	\$7,900	\$15,800	\$7	100.0%	2.9%	20.0%
1,251 - 2,000 SF	8	1,570	\$12	\$7,000	\$18,910	\$25,910	\$248,880	\$20	120.1%	19.5%	80.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	10	1,496	\$10	\$7,000	\$15,308	\$22,308				7.7%	100.0%
2010 - 2013											
Single Family	6	1,033	\$21	\$7,000	\$21,510	\$28,510	\$123,850	\$20	72.4%	3.5%	75.0%
0 - 1,250 SF	4	886	\$25	\$7,000	\$21,985	\$28,985	\$65,970	\$19	56.9%	3.7%	50.0%
1,251 - 2,000 SF	2	1,328	\$15	\$7,000	\$20,560	\$27,560	\$57,880	\$22	105.0%	4.1%	25.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	2	1,952	\$6	\$8,000	\$12,000	\$20,000				11.8%	25.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	8	1,263	\$15	\$7,250	\$19,133	\$26,383				4.1%	100.0%
TOTAL											
Single Family	89	1,148	\$19	\$6,986	\$21,591	\$28,577	\$3,710,830	\$36	145.9%	10.1%	89.9%
0 - 1,250 SF	60	996	\$21	\$6,980	\$21,272	\$28,252	\$2,629,370	\$44	155.1%	11.0%	60.6%
1,251 - 2,000 SF	29	1,464	\$15	\$7,000	\$22,249	\$29,249	\$1,081,460	\$25	127.5%	9.8%	29.3%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	8	1,622	\$16	\$7,500	\$26,080	\$33,580				11.8%	8.1%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	-	\$0	\$0	\$0	\$0				10.5%	2.0%
SUBTOTAL	99	1,163	\$18	\$6,887	\$21,517	\$28,404				10.2%	100.0%

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 25**  
**Repeat Sales Analysis by Latest Sales Date**  
**Portland; Investor Sales**

		Average Values					Sales			Repeat Sales	
								% Sales		Sales as %	
	Number of			Land	Bldg.	Assess.		Avg.	Val of	% of All	Investor
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Assess. Val	Sales	Sales
Pre-2008											
Single Family	122	1,106	\$26	\$6,504	\$29,072	\$35,576	\$5,137,270	\$38	118.4%	7.8%	93.8%
0 - 1,250 SF	96	990	\$27	\$6,568	\$26,911	\$33,479	\$3,805,490	\$40	118.4%	8.9%	73.8%
1,251 - 2,000 SF	26	1,537	\$24	\$6,269	\$37,050	\$43,319	\$1,331,780	\$33	118.2%	6.4%	20.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	6	2,343	\$18	\$6,167	\$42,163	\$48,330				5.1%	4.6%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	1,728	\$27	\$31,160	\$47,500	\$78,660				11.8%	1.5%
SUBTOTAL	130	1,173	\$26	\$6,868	\$29,960	\$36,827				7.7%	100.0%
2008-2009											
Single Family	18	1,260	\$16	\$6,166	\$20,776	\$26,942	\$504,390	\$22	104.0%	6.4%	90.0%
0 - 1,250 SF	11	935	\$18	\$6,362	\$17,065	\$23,426	\$280,700	\$27	108.9%	5.6%	55.0%
1,251 - 2,000 SF	7	1,772	\$15	\$5,857	\$26,609	\$32,466	\$223,690	\$18	98.4%	9.9%	35.0%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	2	2,528	\$1	\$5,000	\$2,000	\$7,000				7.7%	10.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	20	1,387	\$14	\$6,049	\$18,899	\$24,948				6.5%	100.0%
2010 - 2013											
Single Family	28	1,002	\$20	\$6,946	\$19,778	\$26,724	\$669,060	\$24	89.4%	6.4%	93.3%
0 - 1,250 SF	26	973	\$20	\$6,980	\$19,120	\$26,100	\$593,100	\$23	87.4%	8.5%	86.7%
1,251 - 2,000 SF	2	1,373	\$21	\$6,500	\$28,330	\$34,830	\$75,960	\$28	109.0%	1.7%	6.7%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	2	1,808	\$0	\$4,490	\$10	\$4,500				5.6%	6.7%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	30	1,056	\$17	\$6,782	\$18,460	\$25,242				6.2%	100.0%
TOTAL											
Single Family	168	1,105	\$24	\$6,541	\$26,634	\$33,175	\$6,310,720	\$34	113.2%	7.4%	93.3%
0 - 1,250 SF	133	982	\$25	\$6,631	\$24,574	\$31,205	\$4,679,290	\$36	112.7%	8.4%	73.9%
1,251 - 2,000 SF	35	1,574	\$22	\$6,200	\$34,463	\$40,663	\$1,631,430	\$30	114.6%	5.9%	19.4%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	10	2,273	\$11	\$5,598	\$25,700	\$31,298				5.6%	5.6%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	-	\$0	\$0	\$0	\$0				8.3%	1.1%
SUBTOTAL	180	1,158	\$23	\$6,416	\$26,286	\$32,703				7.2%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

**Table 26**  
**Repeat Sales Analysis by Lastest Sales Date**  
**Russell; Investor Sales**

		Average Values					Sales			Repeat Sales	
								% Sales		Sales as %	
	Number of			Land	Bldg.	Assess.		Avg.	Val of		
Land Use	Sales	SF/Sale	Val/SF	Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Assess. Val	% of All Sales	Investor Sales
Pre-2008											
Single Family	80	1,317	\$18	\$6,963	\$23,997	\$30,960	\$2,631,010	\$25	106.2%	10.5%	85.1%
0 - 1,250 SF	50	965	\$20	\$7,300	\$19,389	\$26,689	\$1,457,760	\$30	109.2%	12.8%	53.2%
1,251 - 2,000 SF	19	1,641	\$18	\$6,474	\$29,716	\$36,189	\$691,400	\$22	100.6%	6.2%	20.2%
2,001 - 3,500 SF	11	2,357	\$15	\$6,273	\$35,066	\$41,339	\$481,850	\$19	106.0%	19.6%	11.7%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	10	1,948	\$16	\$7,000	\$30,376	\$37,376				17.2%	10.6%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	4	2,236	\$24	\$6,900	\$53,000	\$59,900				20.0%	4.3%
SUBTOTAL	94	1,423	\$18	\$6,964	\$25,910	\$32,874				11.2%	100.0%
2008-2009											
Single Family	8	1,507	\$10	\$5,660	\$14,523	\$20,183	\$225,950	\$19	139.9%	4.8%	100.0%
0 - 1,250 SF	4	822	\$8	\$4,320	\$6,480	\$10,800	\$92,850	\$28	214.9%	4.2%	50.0%
1,251 - 2,000 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
2,001 - 3,500 SF	4	2,192	\$10	\$7,000	\$22,565	\$29,565	\$133,100	\$15	112.5%	25.0%	50.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	8	1,507	\$10	\$5,660	\$14,523	\$20,183				4.5%	100.0%
2010 - 2013											
Single Family	13	1,392	\$13	\$6,383	\$17,405	\$23,788	\$245,770	\$14	79.5%	5.6%	86.7%
0 - 1,250 SF	6	981	\$12	\$6,330	\$11,387	\$17,717	\$50,000	\$8	47.0%	5.4%	40.0%
1,251 - 2,000 SF	7	1,744	\$13	\$6,429	\$22,563	\$28,991	\$195,770	\$16	96.5%	7.3%	46.7%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	2	1,975	\$16	\$7,000	\$31,350	\$38,350				9.1%	13.3%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	15	1,469	\$13	\$6,465	\$19,264	\$25,729				5.7%	100.0%
TOTAL											
Single Family	101	1,342	\$17	\$6,785	\$22,398	\$29,183	\$3,102,730	\$23	105.3%	8.7%	86.3%
0 - 1,250 SF	60	957	\$19	\$7,004	\$17,728	\$24,732	\$1,600,610	\$28	107.9%	10.0%	51.3%
1,251 - 2,000 SF	26	1,669	\$17	\$6,462	\$27,790	\$34,252	\$887,170	\$20	99.6%	5.7%	22.2%
2,001 - 3,500 SF	15	2,313	\$14	\$6,467	\$31,733	\$38,199	\$614,950	\$18	107.3%	16.0%	12.8%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	12	1,953	\$16	\$7,000	\$30,538	\$37,538				13.2%	10.3%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	4	-	\$0	\$0	\$0	\$0				12.9%	3.4%
SUBTOTAL	117	1,358	\$17	\$6,575	\$22,467	\$29,042				9.1%	100.0%

Source: PVA of Jefferson County, KY & RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.

Table 27

Repeat Sales Analysis by Lastest Sales Date  
Shawnee; Investor Sales

		Average Values					Sales			Repeat Sales	
	Number of							% Sales	Val of	Sales as %	
Land Use	Sales	SF/Sale	Val/SF	Land	Bldg.	Assess.		Avg.	Assess.	% of All	Investor
				Val/Sale	Val/Sale	Val/Sale	Value	Val/SF	Val	Sales	Sales
Pre-2008											
Single Family	149	1,187	\$27	\$9,424	\$32,041	\$41,465	\$6,285,801	\$36	101.7%	8.4%	91.4%
0 - 1,250 SF	98	949	\$29	\$9,153	\$27,713	\$36,866	\$3,830,771	\$41	106.0%	9.8%	60.1%
1,251 - 2,000 SF	43	1,533	\$27	\$10,027	\$41,320	\$51,347	\$2,159,450	\$33	97.8%	6.5%	26.4%
2,001 - 3,500 SF	8	2,246	\$16	\$9,498	\$35,180	\$44,678	\$295,580	\$16	82.7%	7.5%	4.9%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	12	2,057	\$26	\$10,667	\$53,360	\$64,027				22.6%	7.4%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	3,182	\$28	\$26,960	\$88,200	\$115,160				9.1%	1.2%
SUBTOTAL	163	1,275	\$27	\$9,730	\$34,300	\$44,030				8.8%	100.0%
2008-2009											
Single Family	16	1,247	\$22	\$9,313	\$27,765	\$37,078	\$565,840	\$28	95.4%	5.2%	100.0%
0 - 1,250 SF	10	1,012	\$22	\$8,500	\$22,594	\$31,094	\$324,730	\$32	104.4%	5.9%	62.5%
1,251 - 2,000 SF	6	1,637	\$22	\$10,667	\$36,383	\$47,050	\$241,110	\$25	85.4%	4.8%	37.5%
2,001 - 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	16	1,247	\$22	\$9,313	\$27,765	\$37,078				4.9%	100.0%
2010 - 2013											
Single Family	28	1,292	\$20	\$9,750	\$25,616	\$35,366	\$845,900	\$23	85.4%	5.1%	82.4%
0 - 1,250 SF	16	942	\$25	\$9,063	\$23,206	\$32,269	\$402,100	\$27	77.9%	5.5%	47.1%
1,251 - 2,000 SF	10	1,634	\$11	\$9,800	\$17,684	\$27,484	\$262,250	\$16	95.4%	4.6%	29.4%
2,001 - 3,500 SF	2	2,384	\$35	\$15,000	\$84,550	\$99,550	\$181,550	\$38	91.2%	4.8%	5.9%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	6	2,248	\$25	\$12,833	\$55,737	\$68,570				37.5%	17.6%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
SUBTOTAL	34	1,461	\$21	\$10,294	\$30,931	\$41,225				5.8%	100.0%
TOTAL											
Single Family	193	1,207	\$25	\$9,462	\$30,754	\$40,216	\$7,697,541	\$33	99.2%	7.3%	90.6%
0 - 1,250 SF	124	953	\$28	\$9,088	\$26,719	\$35,807	\$4,557,601	\$39	102.6%	8.5%	58.2%
1,251 - 2,000 SF	59	1,561	\$24	\$10,054	\$36,812	\$46,866	\$2,662,810	\$29	96.3%	5.9%	27.7%
2,001 - 3,500 SF	10	2,274	\$20	\$10,598	\$45,054	\$55,652	\$477,130	\$21	85.7%	6.2%	4.7%
> 3,500 SF	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%	0.0%
Duplex/Triplex	18	2,120	\$26	\$11,389	\$54,152	\$65,541				22.8%	8.5%
Condominiums/Coops	-	-	\$0	\$0	\$0	\$0				0.0%	0.0%
Multifamily	2	-	\$0	\$0	\$0	\$0				4.3%	0.9%
SUBTOTAL	213	1,273	\$25	\$9,536	\$32,443	\$41,979				7.7%	100.0%

Source: PVA of Jefferson County, KY &amp; RKG Associates, Inc., 2013

\*Duplexes and triplexes and multifamily buildings are counted as a single unit/building.

\*\*Sales values were not calculated for multi-units and condos due to incomplete information.